

ORDINANCE NO. 2020-0021

Adopted by the Sacramento City Council

May 12, 2020

**An Ordinance Amending Various Provisions of Titles 2 and 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.

A. Subsection A of section 2.60.070 of the Sacramento City Code is amended to read as follows:

A. Title 17 relating to subdivisions;

B. Except as amended by subsection A above, all provisions of section 2.60.070 remain unchanged and in full effect.

SECTION 3.

A. Subsection B of section 17.808.120 of the Sacramento City Code is amended to read as follows:

B. Except as otherwise provided in this title, a deviation from design guidelines and development standards for the matters listed in subsection A of this section is subject to director-level review.

B. Except as amended by subsection A above, all provisions of section 17.808.120 remain unchanged and in full effect.

SECTION 4.

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 development projects:

1. 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;

2. 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;

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

4. 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 5.

- A. Section 17.808.500 of the Sacramento City Code is amended as follows:
 - 1. Subsection B is amended to read as follows:
 - B. Planning and Design Commission. The planning and design commission shall be responsible for:
 - 1. Making recommendations to the city council on approval, conditional approval, or denial of vesting tentative maps and tentative maps; and
 - 2. Hearing appeals of the zoning administrator with respect to a tentative map.
 - 2. Subsection D is amended to read as follows:
 - D. Zoning Administrator. The zoning administrator shall be responsible for:
 - 1. The approval, conditional approval, or denial of all tentative maps other than vesting tentative maps;
 - 2. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps;
 - 3. The approval, conditional approval, or denial of all post-tentative map design deviations; and
 - 4. The approval, conditional approval, or denial of minor amendments of approved tentative maps.
- B. Except as amended by subsection A above, all provisions of section 17.808.500 remain unchanged and in full effect.

SECTION 6.

Section 17.828.090 of the Sacramento City Code is amended to read as follows:

17.828.90 Tentative maps other than vesting tentative maps.

A. Public Hearing before Zoning Administrator—Notice. Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map, other than a vesting tentative map, the planning director shall set the matter for hearing before the zoning administrator. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of chapter 17.812. Notice of the

hearing shall be given by publication, posting, and mail pursuant to section 17.812.030. In addition, if the proposed subdivision is a conversion of residential real property to a condominium, community apartment, or stock cooperative project, notice shall be given to each tenant of the property in accordance with chapter 17.716 and California Government Code section 66451.3. Substantial compliance with these provisions for notice shall be sufficient, and a technical failure to comply shall not affect the validity of any action taken according to the procedures in this chapter.

B. Action by the Zoning Administrator. The zoning administrator may approve or conditionally approve a tentative map by adopting a resolution, or may deny approval of the proposed tentative map. In reaching a decision upon the tentative map, the zoning administrator shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

C. Approval. The tentative map may be approved or conditionally approved by the zoning administrator if it is found that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific or community plan, and all applicable provisions of this code.

D. Denial. The tentative map may be denied by the zoning administrator on any of the grounds provided by the Subdivision Map Act or this code. Except as otherwise required by state or federal law, the zoning administrator shall deny approval of the tentative map if it makes any of the following findings:

1. That the proposed map is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;
2. That the site is not physically suitable for the type of development;
3. That the site is not physically suitable for the proposed density of development;
4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the zoning administrator may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the California Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;
5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the zoning administrator may approve a map if he or she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the zoning administrator to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or

7. The conditions set forth in Government Code section 66474.4 are met, relating to subdivisions of land that would result in parcels too small to sustain their agricultural use or that would result in residential development not incidental to the commercial agricultural use of the land, including land subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (California Government Code sections 51200 et seq.).

SECTION 7.

Section 17.828.095 (Tentative maps—Procedures for five or more parcels) of the Sacramento City Code is deleted.

SECTION 8.

A. Section 17.200.110.B.1 (A zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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2. The “kennel” row is amended to read as follows:

Kennel		ZA
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3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

Veterinary clinic; veterinary hospital		ZA
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B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. Section 17.200.210.B2 (A-OS zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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2. The “kennel” row is amended to read as follows:

Kennel		ZA
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3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

Veterinary clinic; veterinary hospital		ZA
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B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. Section 17.204.110 (RE zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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2. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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3. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 11.

A. Section 17.204.210 (R-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
--------------------------------------	--	----

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.

SECTION 12.

A. Section 17.204.310 (R-1A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 13.

A. Section 17.204.410 (R-1B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

SECTION 14.

A. Section 17.204.510 (R-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

SECTION 15.

A. Section 17.208.110 (R-2A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 16.

A. Section 17.208.210 (R-2B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

SECTION 17.

A. Section 17.208.310 (R-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	
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2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.208.310 remain unchanged and in full effect.

SECTION 18.

A. Section 17.208.410 (R-3A zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	
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2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility		ZA
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7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	
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B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

SECTION 19.

A. Section 17.208.510 (R-4 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	
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2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
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3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128.
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4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
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5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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6. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of	ZA
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	gross floor area or 6,400 square feet of a building, whichever is greater	
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7. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	ZA
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B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 20.

A. Section 17.208.610 (R-4A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
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2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
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3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128
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4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
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5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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6. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	ZA
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7. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	ZA
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B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 21.

A. Section 17.208.710 (R-5 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
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2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
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3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128
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4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
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5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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6. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	ZA
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7. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater	ZA
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B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 22.

A. Section 17.212.110 (RMX zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
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2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
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3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
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4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
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5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
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6. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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7. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	ZA
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10. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	ZA
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B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 23.

A. Section 17.212.210 (RO zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
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2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
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3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
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4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
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5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

6. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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7. The “residential care facility” row in subsection B.2 (Conditional uses; residential uses) is deleted.

--	--	--

8. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital		ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 24.

A. Section 17.216.110 (OB zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	
-----------	--	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility		
---------------------------	--	--

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113	
------------------	--	--

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;	
	Subject to special use regulations in section 17.228.128	

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	
------------------------------	--	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

SECTION 25.

A. Section 17.216.210 (OB-2 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128
--------------------------------------	---

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
------------------------------	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 26.

A. Section 17.216.310 (OB-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128
--------------------------------------	---

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
------------------------------	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 27.

A. Table 1 of Section 17.216.420 (EC zone) of the Sacramento City Code is amended to read as follows:

Table 1

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 Residential care facility Nonresidential care facility Skilled nursing facility Research and development Physician’s clinic Convalescent hospital

Category	Permitted uses
	<p>Drug/alcohol treatment centers</p> <p>Pharmacy</p> <p>Optician lab or clinic</p> <p>Veterinary clinic; veterinary hospital¹</p> <p>Kennel (subject to approval of a conditional use permit by the zoning administrator)</p> <hr/> <p>Educational/vocational/training (public or private)</p> <p>Banks; savings and loans</p> <p>Post office</p> <p>Childcare center</p> <p>Light Industrial Uses:</p> <p style="padding-left: 40px;">Warehouse; distribution center is permitted by right when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p style="padding-left: 40px;">Manufacturing</p> <p style="padding-left: 40px;">High-tech manufacturing research and development (limited to 25% office)</p> <p style="padding-left: 40px;">Assembly</p>
Support Retail	<p>Health club</p> <p>School—dance, music, art, martial arts</p> <p>Auto—sales, storage, rental is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p>Auto—service, repair is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted by right when located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p>Restaurant; café; deli</p> <p>Hotel; motel; bed and breakfast inn</p> <p>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.)</p>

Category	Permitted uses
	Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.) Assembly-cultural, religious, social (subject to special use regulations in section 17.228.128)
Residential	Multi-unit dwelling Dormitory (subject to special use regulations in section 17.228.111)

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 28.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Permitted uses. The following uses are permitted by right in the SC zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Dormitory	Subject to special use regulations in section 17.228.111
Dwelling, multi-unit	Subject to special use regulations in section 17.228.117
Residential care facility	
2. Commercial and Institutional Uses	
Amusement center, indoor	
Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
Athletic club; fitness studio	

Childcare center	Subject to special use regulations in section 17.228.113
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Laundromat, self-service	
Library; archive	
Museum	
Nonresidential care facility	
Office	
Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Restaurant	
Retail store	This use is limited to 60,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
School—dance, music, art, martial arts	
School, vocational	
Temporary commercial building	Subject to special use regulations in section 17.228.126
Theater	
Tobacco retailing	Permitted in a store that has greater than 15,000 square feet of gross floor area if the total area of shelving allocated to tobacco products and tobacco paraphernalia does not exceed 250 square feet.
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.
Market garden (not exceeding 3.0 acres)	Subject to special use regulations in section 17.228.810 et seq.

Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title
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2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

4. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

5. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded	ZA
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	outside or entire business is not conducted 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 29.

A. Section 17.216.610 (C-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

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

SECTION 30.

A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

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

SECTION 31.

A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 32.

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

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111
-----------	--

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 33.

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

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel	ZA
--------	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 34.

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

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

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

SECTION 35.

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

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

--	--	--

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

--	--	--

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
--------	--	----

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 36.

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

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility	
---------------------------	--

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
------------------	--

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
------------------------------	--

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	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 37.

A. A row for “assembly—cultural, religious, social” is added to section 17.220.510.A.2 of the Sacramento City Code (MIP zone; permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	
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B. Except as amended by subsection A above, all provisions of section 17.220.510 remain unchanged and in full effect.

SECTION 38.

A. Section 17.220.610 (MRD zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Permitted uses. The following uses are permitted by right in the MRD zone, subject to the limitations specified:

Use	Limitations
1. Residential Uses	
Residential care facility	
2. Commercial and Institutional Uses	
Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
Athletic club; fitness studio	
Cannabis testing	Subject to special use regulations in section 17.228.910
Childcare center	Subject to special use regulations in section 17.228.113
College campus	
College extension	
Commercial service	
Community market	Subject to special use regulations in section 17.228.124
Hotel; motel	
Library; archive	
Museum	
Nonresidential care facility	
Office	
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required
Temporary commercial building	Subject to special use regulations in section 17.228.126
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed; a conditional

Use	Limitations
	use permit is required if animals are boarded outside or entire business is not conducted within a building
Wholesale store	Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform
2. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.
Laboratory, research	
Manufacturing, service and repair	
Market garden	Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Warehouse; distribution center	

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

Dwelling, multi-unit	Subject to special use regulations in section 17.228.117	ZA
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3. A row for “dormitory” is added to subsection B.1 (Conditional uses; residential uses) to read as follows:

Dormitory	Subject to special use regulations in section 17.228.111	ZA
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4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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5. A row for “kennel” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Kennel		ZA
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6. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

SECTION 39.

A. Section 17.220.710 (M-T zone) of the Sacramento City Code is amended as follows:

1. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
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2. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
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3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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4. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 40.

A. Section 17.224.110 (H zone) of the Sacramento City Code is amended as follows:

1. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility		ZA
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2. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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3. The “Nonresidential care facility” in subsection B.2 (Conditional uses; commercial and institutional uses) row is amended to read as follows:

Nonresidential care facility		ZA
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B. Except as amended by subsection A above, all provisions of section 17.224.110 remain unchanged and in full effect.

SECTION 41.

A. Section 17.224.210 (SPX zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	ZA
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B. Except as amended by subsection A above, all provisions of section 17.224.210 remain unchanged and in full effect.

SECTION 42.

A. Section 17.224.310 (TC zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128	ZA
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2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Childcare center	Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113	ZA
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3. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
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B. Except as amended by subsection A above, all provisions of section 17.224.310 remain unchanged and in full effect.

SECTION 43.

A. Section 17.224.410 (HC zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Residential care facility	
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2. A row for “assembly—cultural, religious, social” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social	Subject to special use regulations in section 17.228.128
--------------------------------------	--

3. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Childcare center	Subject to special use regulations in section 17.228.113
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4. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility	
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5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

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6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

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9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel		ZA
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10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital		ZA
--	--	----

B. Except as amended by subsection A above, all provisions of section 17.224.410 remain unchanged and in full effect.

SECTION 44.

Section 17.228.128 is added to the Sacramento City Code to read as follows:

17.228.128 Assembly—cultural, religious, social.

Unless otherwise authorized by a conditional use permit approved by the zoning administrator or the planning and design commission, outdoor events are limited to four times per year, may not exceed two hours, and must end no later than 5:00 p.m.

SECTION 45.

A. Subsection A of section 17.436.040 of the Sacramento City Code is amended to read as follows:

A. Allowed uses. Except as provided below, the uses allowed within the River District SPD are the same as the allowed uses outside of the River District SPD.

1. Dwelling, multi-unit. Multi-unit dwellings located in the Heavy Commercial (C-4 SPD) zone are permitted subject to site plan and design review

approval.

2. Cannabis dispensary. Cannabis dispensaries are subject to special use regulations in chapter 17.228, except that a planning and design commission conditional use permit is required in the General Commercial (C-2 SPD) and Heavy Commercial (C-4 SPD) zones.

3. Support commercial in the Office zone. Retail, commercial services, and restaurants are allowed to occupy greater than 50% of the gross floor area in the Office (OB SPD) zone, subject to the approval of a zoning administrator conditional use permit.

4. Manufacturing, service, and repair. Manufacturing, service, and repair in the C-4 zone in an existing building within ½ mile from the center of an existing or proposed light rail station platform is not subject to section 17.228.127.

5. A residential care facility or nonresidential care facility requires a zoning administrator conditional use permit.

6. A dormitory requires a zoning administrator conditional use permit and is subject to section 17.228.111.

B. Except as amended by subsection A above, all provisions of section 17.436.040 remain unchanged and in full effect.

SECTION 46.

A. Section 17.812.030 of the Sacramento City Code is amended as follows:

1. Subsection B.3.a.iii amended to read as follows:

iii. The owners of real property located within 500 feet of the subject real property, utilizing the owners' names and addresses shown on the latest county equalized assessment roll. In lieu of the equalized assessment roll, other records of the county assessor or tax collector that contain more recent information may be used;

2. Subsection B.4.b.iii is amended to read as follows:

iii. The owners of real property located within 500 feet of the subject real property, utilizing the owner names and addresses shown on the latest county equalized assessment roll. In lieu of the equalized assessment roll, other records of the county assessor or tax collector that contain more recent information may be used;

3. Subsection E is amended to read as follows:

E. Early notice.

1. The planning director shall establish policies and procedures to provide early notification and information to the public regarding the filing and acceptance of applications for permits and requests for legislative changes as determined appropriate by the planning director. In developing the policies and procedures for early notice under this section, the planning director shall seek to accomplish the following objectives:

a. Encourage applicants to contact, obtain input from, and work out differences with affected neighbors and neighborhood associations early in the project design process;

b. Garner the support of affected neighbors and neighborhood associations for the project through the creation of a transparent process that encourages mutual trust and minimizes adversarial hearings and appeals; and

c. Improve the quality of projects and the built environment.

2. Community meetings. At the request of the planning director, mayor, or council member who represents the district in which a project is located, the project applicant shall attend a community meeting to inform the public and solicit feedback about the project.

B. Except as amended by subsection A above, all provisions of section 17.812.030 remain unchanged and in full effect.

Adopted by the City of Sacramento City Council on May 12, 2020, by the following vote:

Ayes: Members Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: Member Ashby

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2020.05.21 15:43:53
-07'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Passed for Publication: May 5, 2020

Published: May 8, 2020

Effective: June 11, 2020