

ORDINANCE NO. 90-046

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 18 1990

AN ORDINANCE AMENDING SECTIONS 2 AND 6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO LAND USE, PARKING, AND VEHICLE TRIP REDUCTION

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

SECTION 1.

The following subsections of Section 2 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Land Use Regulations are hereby amended to read as follows:

Amend Section 2-B-31, to change the matrix as follows:

	<u>SC</u>	<u>C-2</u>	<u>C-4</u>	<u>M-1</u>	<u>M-2</u>
31. Parking Lot, Garage or Facility	5	5	5	5	5

This provision would remain in effect for 18 months after its enactment at which time the language of Section 2-B-31 shall read as follows:

	<u>SC</u>	<u>C-2</u>	<u>C-4</u>	<u>M-1</u>	<u>M-2</u>
31. Parking Lot, Garage or Facility	x	x	x	x	x

Amend Section 2-E-43, to read as follows:

Notwithstanding any other provision of this Ordinance to the contrary, a Special Permit may be issued for a temporary parking lot in the Old City for property zone OB, C-2, C-3, C-4, M-1, or M-2, and TC Zones: subject to the requirements and conditions stated in Section 6-D-20.

This provision would remain in effect for 18 months after its enactment at which time the language of Section 2-E-43 shall read as follows:

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 90-046

DATE ADOPTED: SEP 18 1990

Notwithstanding any other provision of this Ordinance to the contrary, a Planning Director's Special Permit may be issued for a temporary parking lot in the Old City for property zone OB, C-2, C-3, C-4, M-1, or M-2, and TC Zones: subject to the requirements and conditions stated in Section 6-D-20.

SECTION 2.

The following subsections of Section 6 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Parking Standards and Transportation System Management (TSM) are hereby amended to read as follows:

Amend Section 6-A-10 which states that 1 parking space is required per 400 gross square feet of offices, to read as follows:

1 space per 400 square feet gross area for office outside the "Old City"; and
Not less than 1 space per 450 square feet gross and not more than 1 space per 400 square feet gross for office within the "Old City".

This provision would remain in effect for 18 months after its enactment, at which time the language of Section 6-A-10 shall read as follows:

1 space per 400 square feet gross area for office.

Amend Section 6-A-14 which states 1 parking space is required per 1,000 gross square feet of wholesale, warehousing or manufacturing use, to read as follows:

Not less than 1 space per 1,000 square feet gross floor area and not more than 1 space per 500 square feet gross floor area.

This provision would remain in effect for 18 months after enactment, at which time the language of Section 6-A-14 shall read as follows:

1 space per 1000 square feet gross area.

Add a paragraph at the end of Section 6-A to exceed the maximum parking ratio for office projects in the Central City to read as follows:

Subject to a Special Permit, the maximum parking ratio for office projects in the central city may be exceeded (i.e., more parking spaces can be provided) contingent upon meeting at least one of the following criteria:

- i) On-site TSM measures are infeasible;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 90-046
DATE ADOPTED: SEP 18 1990

- ii) Residential neighborhoods would be impacted because no residential permit parking program is feasible in the near-term;
- iii) Unique characteristics of the proposed use requires parking greater than that which is otherwise allowed.

This provision would remain in effect for 18 months after enactment, at which time the paragraph would be deleted.

Add two paragraphs at the end of Section 6-A as follows:

Subject to a Special Permit (Planning Commission), parking requirements may be reduced or waived for an ancillary component of a mixed use or business/office park project. The ancillary use shall be considered to be "ancillary" to that of the business/office park or mixed use development if the project will be patronized predominantly by surrounding development. Examples of ancillary uses include, but are not limited to: small restaurants, delis, gift shops, hair salons, photo shops, and photostatic copy shops.

Subject to a Planning Director's Special Permit, parking requirements may be reduced or waived for the incidental commercial component of a mixed use project. The incidental use shall be considered to be "incidental" to that of the office or residential building if the principal entrance thereto shall be from the inside of the building and the commercial component will be patronized predominantly by the surrounding development.

The preceding two paragraphs would remain in effect for 18 months after enactment, at which time the paragraphs would be deleted.

Amend Section 6-C-1-a to read as follows:

Up to forty percent (40%) of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars.

This provision would remain in effect for 18 months after enactment, at which time the provision would be amended to read as follows:

Up to thirty percent (30%) of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars.

Amend Section 6-D-1-c to read as follows:

FOR CITY CLERK USE ONLY

ORDINANCE NO.: **90-046**
DATE ADOPTED: **SEP 18 1990**

The Planning Commission may permit, by approval of a Special Permit anywhere in the CBD or within 660 feet of a major transit station elsewhere in the Central City, up to 60 percent of the off-street vehicle parking requirement for new offices, and up to 100 percent of the off-street vehicle parking requirement for office conversions and office additions, to be satisfied by one or more of the trip reduction measures specified in Section 6-F-5-b, Subsections A, B, C, D, E, F, G, H, J, and L, subject to compliance with the provisions of Section 6-E-4-a, where these measures are in addition to the trip reduction measures designed to meet the 35% commute trip reduction goal.

This provision would remain in effect for 18 months after enactment, at which time Section 6-D-1-c would be amended to read as follows:

The Planning Commission may permit, by approval of a Special Permit anywhere in the CBD, up to 60 percent of the off-street vehicle parking requirement for new offices, and up to 100 percent of the off-street vehicle parking requirement for office conversions and office additions, to be satisfied by one or more of the trip reduction measures specified in Section 6-F-5-b, Subsections A, B, C, D, E, F, G, H, J, and L, subject to compliance with the provisions of Section 6-E-4-a, where these measures are in addition to the trip reduction measures designed to meet the 35% commute trip reduction goal.

Add Section 6-D-2-a to require a Special Permit for stand-alone parking facilities:

Any new parking facility (parking lot or parking structure) not intended to meet parking requirements of an associated building by an unrestricted and exclusive use, shall require a Special Permit. Prior to the approval of the Special Permit, the Planning Commission shall consider the potential impact that the additional parking spaces might have on commute patterns (i.e., a shift to single occupancy vehicles).

This provision would remain in effect for 18 months after enactment, at which time the preceding paragraph would be deleted.

Add section 6-D-2-b to establish performance criteria for granting variances for off-site parking to read as follows:

A Planning Director's Variance may be granted to locate required off-street vehicle and bicycle parking on a parcel(s) within 300 feet radius of the subject site. A Planning Director's Variance may be granted only if the applicant provides written evidence that users of the subject site will have unrestricted exclusive right to use the other parcel(s) for parking for a period of not less than 10 years.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 90-046

DATE ADOPTED: SEP 18 1990

This provision would remain in effect for 18 months after enactment, at which time the preceding paragraph would be deleted.

Amend Section 6-D-14 of the Zoning Ordinance to read as follows:

Ownership: Required parking shall be provided and maintained in the same ownership and on the same property as the major land use it is intended to serve. Parking maneuvering area may be located on an adjacent property provided that reciprocal maneuvering and access easements are recorded.

Amend section 6-D-20 for a temporary parking lot to require Special Permit instead of Planning Director's Special Permit to read as follows:

Notwithstanding any other provision of this Ordinance to the contrary, a Special Permit may be issued for a temporary parking lot in the Old City for property zoned OB, C-2, C-3, C-4, M-1, or M-2, or TC, pursuant to Section 6-D-2-a, and subject to the following requirements:

This provision would remain in effect for 18 months after enactment, at which time Section 6-D-20 would be amended to read as follows:

Notwithstanding any other provision of this Ordinance to the contrary, a Planning Director's Special Permit may be issued for a temporary parking lot in the Old City for property zoned OB, C-2, C-3, C-4, M-1, or M-2, or TC, and subject to the following requirements:

Amend Section 6-E-5-g to add a paragraph to read as follows:

If free controlled parking is made available to employees, the employer shall provide to the employee the option of free parking or a free transit pass.

This provision would remain in effect for 18 months after enactment, at which time Section 6-E-5-g would be amended to delete the preceding paragraph.

Amend Section 6-F-1-a to read as follows:

For any non-residential development required to provide 25 off-street parking spaces pursuant to this Section 6-A, the Planning Commission may reduce, by approval of a Special Permit, required parking in the following percentages:

FOR CITY CLERK USE ONLY

ORDINANCE NO.: **90-046**
DATE ADOPTED: **SEP 18 1990**

Office	25 percent
Medical Office	8 percent
Commercial	5 percent
Industrial	10 percent

The Special Permit shall be subject to implementation of one or more of the trip reduction measures specified in Section 6-E-4-b, Subsections C through L and compliance with Section 6-E-4-a, where these measures are in addition to the trip reduction measures designed to meet the 35% commute trip reduction goal.

This provision would remain in effect for 18 months after enactment, at which time Section 6-F-1-a would be amended to read as follows:

For any non-residential development required to provide off-street parking spaces pursuant to this Section 6-A, the Planning Commission may reduce, by approval of a Special Permit, required parking in the following percentages:

Office	10 percent
Medical Office	8 percent
Commercial	5 percent
Industrial	10 percent

The Special Permit shall be subject to implementation of one or more of the trip reduction measures specified in Section 6-E-4-b, Subsections C through L and compliance with Section 6-E-4-a, where these measures are in addition to the trip reduction measures designed to meet the 35% commute trip reduction goal.

Passed for Publication: September 11, 1990

Enacted: September 18, 1990

Effective: October 18, 1990


MAYOR

ATTEST:


CITY CLERK

M90-029

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 90-046
DATE ADOPTED: SEP 18 1990