

ORDINANCE NO. 2002-001

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF JAN 29 2002

**AN ORDINANCE AMENDING SECTION 17.24.050, CHAPTER 17.24,
SECTION 17.56.030, CHAPTER 17.56,
AND TABLE 17.24.030B OF SECTION 17.24.030
TITLE 17 OF THE CITY CODE
RELATED TO THE EMPLOYMENT CENTER ZONE.**

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

SECTION 1

Section 17.56.030 of Title 17 of the City Code is amended to read as follows:

17.56.030 Utilization of the EC zone-Use regulations.

A. PUD Designation Required. All properties given an EC zone classification shall, at the time of the zoning or rezoning, be given a planned unit development (PUD) designation; and all such properties shall be developed in accordance with the requirements of Chapter 17.180 of this title. Pursuant to Chapter 17.180, a special permit shall be required for all development, except as otherwise provided in that chapter.

B. Uses and Range of Development Allowed.

- ~~1. Land uses allowed in the EC PUD zone will be categorized as primary and nonprimary. Primary uses are employee intensive uses that provide a ridership base to reinforce the use of planned transit services. Nonprimary uses include support retail/services, light industrial/manufacturing and research and development, or residential. Uses allowed within each category are those specified in Table 1 below:~~

Land uses allowed in the EC PUD zone are divided into two categories, Primary and

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Non-Primary. Primary uses, described in more detail below, are employment generating uses that provide a ridership base that will reinforce the use of transit services. Non-primary uses are conditional and are generally uses supportive of Primary uses. Non-primary uses are divided into "Support Retail", and "Residential". Minimum and maximum ranges are established for Primary and Non-Primary uses, as set forth below.

Category	Permitted Uses
Primary	<p>Office High-tech manufacturing research and development (not limited to 25 percent office--may have 100 percent office uses) Medical facilities: - Hospital - Laboratory - Skilled nursing facility - Research & development - Physician's clinic - Convalescent hospital - Drug/alcohol treatment centers - Pharmacy - Optician lab or clinic - Dental offices - Psychiatric hospital or clinic Educational/vocational/training (public or private) Banks/savings and loans Post office Child care center <i>Light Industrial Uses</i> - Distribution/warehousing - Manufacturing - High-tech manufacturing research and development (limited to 25 percent office) - Assembly</p>

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Support retail	Health club Automobile related services (i.e., gas auto service, parts, repair) Gas sales Restaurant/cafes/delis Hotel/motel/inns Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet) ¹ (e.g., books, food, videos, etc.)
Residential	Multi-family residential
Light Industrial/ MRD	Distribution/warehousing Manufacturing High-tech manufacturing research and development (limited to 25 percent office) Assembly

1. Allow 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. Allow auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

2. Range of Development. Within each PUD, the percentage of net PUD acreage designated for and devoted to Primary uses and to Non-Primary uses shall be as follows:

a. Primary Uses: Allowable Net Acreage Range in EC: a minimum of 65%, and a maximum of 100% may be devoted to Primary Uses, except in the specific geographic area which allows for exceeding 25% residential use.

i. ~~General Rule~~. Within each PUD, a minimum of forty-five (45) percent, and a maximum of ninety-five (95) percent of PUD net acreage shall be designated for, and devoted to, primary uses:

ii. ~~Exception--EC80 or Greater Intensity~~. For properties with zoning of EC80 or greater intensity, a minimum of forty-five (45) percent, and maximum of one hundred (100) percent, shall be designated for, and devoted to, primary uses:

Light Industrial. Light Industrial uses are conditionally permitted subject to strict design and development standards including landscaping, setbacks, and allowable uses. Light industrial uses as a component of the primary use may be allowed in the following proportions:

A. EC-30 not to exceed 50% of primary use

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- B. EC-40 not to exceed 20% of primary use
- C. EC-45 not to exceed 20% of primary use
- D. EC-50 not to exceed 20% of primary use
- E. EC-65 incidental to primary use
- F. EC-80 incidental to primary use

b. Non-primary Uses:

i. Support Retail/Services. Within each PUD, a maximum of ten (10) percent of the PUD net acreage shall be designated for and devoted to support retail uses. EC PUDs that are two acres or greater in size will be required to provide support retail/services use(s) within a primary use structure or within a stand alone building. EC PUDs that are less than two acres in size may, but are not required to, include support retail/services uses, either within the primary use structure or a stand alone building.

ii. Residential. ~~Within each PUD, a maximum of twenty-five (25) percent of the PUD net acreage shall be designated for and devoted to residential uses. Except as provided below, a maximum of twenty-five percent (25%) of the PUD net acreage may be designated for and devoted to residential uses.~~

Exception: Within the geographic area bounded by the East Drain, I-5, Del Paso Road, and Arena Boulevard (This area comprises about 340 acres, and includes several PUDs), acreage devoted to residential use(s) may exceed 25% of the individual EC PUD subject to a Special Permit. In addition to the Special Permit and the findings required by Chapter 17.212, the following findings must also be made:

1. The proposed increase in residential use is compatible with adjacent uses in the PUD as well as with adjacent uses within contiguous PUDs;
2. The residential use has a component of mixed use or conjunctive use within the residential project to serve the residents and nearby workers or provides a component of affordable housing;
3. The proposed increase in residential use will improve the balance of jobs and housing as provided in the Community Plan;
4. The proposed increase in residential use will not result in an over-concentration of multi-family projects in the area; and
5. The project meets the Community Plan factors used to gauge the

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appropriateness of residential uses in an Employment Center PUD (page 22).

6. The total amount of acreage devoted to residential uses within this geographic area does not exceed 25 percent.

~~iii. Light Industrial. A maximum of twenty (20) percent of the PUD net acreage shall be designated for and devoted to light industrial/MRD uses.~~

iii. Calculating Net Acreage Devoted to Non-Primary Uses. For purposes of subsection (B)(2)(b) of this section, the following rules shall apply when calculating the percentage of net PUD acreage devoted to non-primary uses:

- Support Retail/Services in a Primary Use Structure. Support retail/service uses located within a building or structure devoted primarily to primary uses are not included counted in the allowable range calculation for maximum percentage of support retail/services.
- Residential Uses in a Primary Use Structure. Residential uses located within a building or structure devoted primarily to primary uses (e.g., live/work space or second floor residential over a office/retail building) are not included counted in the allowable range calculation for maximum percentage of residential uses. (Ord. 99-015 § 2-3.8-C)

SECTION 2

The matrix for "Alcoholic beverage sales for off-premises consumption" set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

Table 17.24.030B

USE	EC	H C	SC	C1	C 2	C 3	C 4	M 1	M 1 (S)	M2	M 2 (S)
Alcoholic Beverage Sales for Off-Premises consumption	40		40/15	40	40	40	40	40	40/20	40	40/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P F
Alcoholic Beverage Sales for Off-Premises consumption	40/53								

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Section 3

The matrix for "Beer and wine sales for off-premises consumption" set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

Table 17.24.030B

USE	EC	H C	SC	C1	C 2	C 3	C 4	M 1	M 1 (S)	M2	M 2 (S)
Beer and wine Sales for Off-Premises consumption	40		40/15	40	40	40	40	40	40/20	40	40/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P- F
Beer and wine Sales for Off-Premises consumption	40/53								

SECTION 4

Footnote 44 to Section 17.24.050 of Title 17 of the City Code is amended as follows:

- 1) The first two sentences of footnote 44 are amended to read as follows:

44: "Drive-through service facility". In the RMX, C-1 and C-2 NC, EC-50, EC-65 and EC-80 zones, a drive-through facility is not permitted. Drive-through restaurant uses are prohibited from within 1/4 mile of a transit station in an EC zone. (Except that if the EC-65 or EC-80 zone is within an employment center project in the North Natomas community plan area which is the subject of a development agreement executed on or before July 1, 2001, then a drive-through service facility shall be permitted, subject to the granting of a special permit, only when incidental to a permitted use in the underlying zone.). In the OB, EC-30, EC-40, or EC-45, HC, SC, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, a drive-through services facility shall be permitted, subject to the granting of a special permit, only when incidental to a permitted use in the underlying zone.

- 2) Except as specifically amended by Subsection 1 above, the provisions of footnote 44, including paragraphs "a" through "d", shall remain unchanged and in effect.

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SECTION 5

The matrix for "Mini-storage / locker building" set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

Table 17.24.030B

USE	EC	HC	SC	C1	C 2	C 3	C 4	M 1	M 1 (S)	M2	M 2 (S)
Mini-storage / locker building	53				5	5	36	36	36/20	36	36/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P-F
Mini-storage / locker building	53								

SECTION 6

Footnote 53 to Section 17.24.050 of Title 17 of the City Code is amended to read as follows:

"Mini-Storage" is an allowed light industrial uses for EC-30, subject to a special permit. Mini-storage is not allowed in the EC-40, EC-45, EC-50, EC-65 and EC-80 zones. Mini-storage shall not be allowed within 1/4 mile of a transit station in an EC zone. Criteria for "mini storage" shall include the following:

1. *The proposed mini-storage is compatible with adjacent land uses in the planned unit development and with adjacent uses within contiguous planned unit developments.*
2. *The proposed mini-storage use will not result in an over-concentration of mini-storage projects in the Community Plan area.*
3. *The proposed mini-storage will not be located in an area where another use is more appropriate due to pedestrian and transit access opportunities.*
4. *The proposed mini-storage project shall provide quality building and landscape design, including:*
 - a. *The buildings facing the street shall have an articulated design.*

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- b. Buildings facing the street shall have uses other than storage units (e.g., the business office, the manager's residence, or appropriate retail uses such as coffee shop, mailbox business, packaging business, etc. The roll up doors of the storage units shall not be visible from the street.
- c. Roof shall be pitched at least 4:1 slope, and roof materials shall be of high quality dimensional composition or tile.
- d. Abundant landscaping of high quality shall be especially present at the street entrance to the mini-storage project.

DATE TITLE PUBLISHED IN FULL: **DEC -4** 2001

DATE ENACTED: JAN 29 2002

DATE EFFECTIVE: **FEB 28** 2002

Heather Fargo MAYOR

ATTEST:

Valerie A. Burrows
CITY CLERK

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