

ORDINANCE NO. 92-036

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 21 1992

AN ORDINANCE AMENDING SECTION 3.1 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO THE AMENDMENT OF SECTION 3.1 PERTAINING TO WALLS (M92-022)

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

Section 1 Amend Section 3.1 WALL REGULATIONS

SECTION 3.1 WALL REGULATIONS

A. PURPOSE

The purpose of this section is to provide standards for structural stability and design of walls along major public streets and state highways. These standards are intended to eliminate "broken down" walls and eyesores along public streets and improve the overall appearance of the neighborhoods. All other design options such as front on lots with circular driveways, frontage roadways or side-on-lots shall be considered first in protecting residential areas from adverse environmental impacts and walls shall be required only as a last design option.

B. APPLICATION

1. Walls required by Noise Studies or the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements shall comply with the standards set forth in this section.

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2. The standards set forth in this section shall apply to major public streets as defined in the Transportation Element of the Sacramento General Plan and state highways.
3. Walls located adjacent to State Department of Transportation (CalTrans) right-of-ways shall utilize the CalTrans soundwall design criteria and the CalTrans standard construction drawings of approved soundwall types. In areas where terrain, grade and access control allow, walls may be constructed within the state right-of-way under a CalTrans encroachment permit.

C. DESIGN CRITERIA

1. Walls shall be constructed using brick, concrete, or masonry material.
2. The walls appearance shall be in character, scale and style of the surrounding neighborhood. The wall surface shall be easily maintainable. The wall design and appearance shall be reviewed and approved by the Planning Director. The applicant may appeal any decision of the Planning Director within 10 days as set forth in Section 17-K.
3. Walls shall be setback a minimum of 25 feet from the public right of way ~~if possible~~. *However, the Planning Director may issue a Special Permit to modify this setback where warranted; due to site constraints.*
4. Setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees. An automatic irrigation system shall be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

D. HEIGHT

1. Walls shall have a minimum height of 6'0" above the adjacent finished grade. In computing the minimum height where the finished grades differ on each side of the wall (the wall is also used as a soil retaining structure), the wall height shall be measured from the higher adjacent finished grade.

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2. Walls shall have a maximum height of 8'0" above the adjacent finished grade. In computing the maximum height locations where the finished grades differ on each side of the wall (the wall is used as a soil retaining structure), the wall height shall be measured from the lower adjacent finished grade.
3. Notwithstanding Sections D-1 and D-2, wall heights that are determined as part of studies (noise analysis, visual impact, etc.) required by the City shall be incorporated into the wall design. Walls required to be greater than 8'0" in height shall be constructed utilizing soil mounding to reduce the apparent height (10 foot high wall equals 8 foot wall with a 2 foot mound).
4. Walls over six feet in height as required by noise studies or the noise element of the General Plan shall not require a variance.

E. STRUCTURAL CRITERIA

Walls shall be designed and constructed in accordance with the following criteria and shall only apply to the major streets as identified on the Major Street's Plan (Map 3) in the Circulation Element of the Sacramento General Plan (Exhibit A) and along freeways and railroads:

1. ~~Walls shall be designed in accordance with the applicable sections of the current Uniform Building Code (including, but not limited to, wind or seismic, and soil loadings), with the following requirements:~~

Walls shall be a minimum of 6" thick and be approved by a structural engineer to meet the requirements of the Uniform Building Code as it relates to soils conditions and structural design.

- a. ~~The permit exemption specified in Section 301(b)2 of the Uniform Building Code is amended to read: "Fences not over 5 feet 11 inches high."~~
- b. ~~Walls shall have a minimum 12" deep x 18" wide portland cement concrete continuous footing or grade beam provided that nothing will prevent the city from requiring a wider footing based on the design;~~

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~~e. Walls shall have a minimum thickness of 6";~~

d a. Precast panel walls shall utilize a minimum panel height of 4'0" for each wall section; and

e b. Wood framed walls shall not be utilized;

2. Walls may be designed to meet CalTrans soundwall design criteria which meet or exceed the base stated standards and are acceptable as an alternative soundwall type.

F. LONG TERM MAINTENANCE FUNDING

A funding method to provide for the long term, ongoing maintenance of the wall and landscaped area shall be submitted to, and approved by the City.

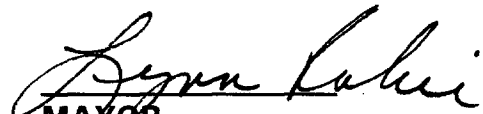
G. SPECIAL PERMIT PROCEDURE

The Director of the Planning Division shall have the authority to issue special permits to allow applicants to deviate from the requirements set forth in this section. The provisions of Section 15 shall govern special permits issued pursuant to this subsection. No special permit shall be required if a height greater than 8 feet is required by environmental noise analysis.

DATE PASSED FOR PUBLICATION: July 14, 1992

DATE ENACTED: July 21, 1992

DATE EFFECTIVE: August 21, 1992


MAYOR

ATTEST:


CITY CLERK

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