

ORDINANCE NO. 98-025

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 30 1998

AN ORDINANCE ADDING SECTION 3-D-10 TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO REVIEW PROCEDURES, STANDARDS AND GUIDELINES TO ALLOW THE ESTABLISHMENT OF GATED DEVELOPMENTS. (M96-029)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

Section 1.

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 3-D-10 to read as follows:

10. **Gated Developments:** These regulations establish a supplemental review and approval procedure for placing gates at vehicular entrances to residential and non-residential developments. The regulations established under this section shall not supersede the provisions of Section 3-D-7 (Wall and Fence Regulations).
 - a. **Residential Developments - One and Two Family Dwelling Units:** One and two family dwelling units located on one parcel, are permitted to construct gates across driveways provided that the gates are located a minimum of twenty feet (20) behind the public right-of-way, will not swing into a public or private street or alley and are constructed consistent with Section 38.13 of the Sacramento City Code, relating to streets and sidewalks.
 - b. **Residential Developments - Three or More Dwelling Units:** Except as provided under "Exceptions" below, a Special Permit shall be required to establish gates at private vehicular entrances.

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- c. **Non-Residential Developments:** Except as provided under "Exceptions" below, all non-residential developments, shall obtain a Special Permit in order to establish gate(s) at private vehicular entrances that will be closed during business hours, will result in a fully enclosed development (i.e., gates and fencing around the perimeter of the development), or will close off access to public streets.

- d. **Exceptions:**
 - (1) No Special Permit shall be required to establish gates on a Sacramento Housing and Redevelopment Agency (SHRA) project, or on projects where the requirement for gates is initiated by the City Council or a City Department and approved by the City Council.

 - (2) Non-residential developments are permitted to construct gates, posts and cable or other equipment across driveways to prevent vehicular access provided the entire property is not enclosed by fencing. To meet this exception, the following standards shall be complied with:
 - (a) Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the City Fire and Police Departments.

 - (b) "Anti-Directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.

 - (c) Driveways shall not be blocked by gates, cables or other devices during business hours.

- e. **Special Permit:** A Planning Commission Special Permit shall be required to establish gated development projects as described above. Planning staff and the Planning Commission shall use the following information in reviewing all gated development requests:
 - (1) **Findings:** A Special Permit to establish gates shall not be approved unless the Planning Commission finds that:
 - (a) The project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns.

- (b) The project is consistent with City regulations and guidelines relating to the establishment of gated developments.
 - (c) The project is consistent with the objectives of the General Plan, Community Plan, or other local plan for the area in which the project is to be located.
 - (d) The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance.
- (2) **Standards:** The following standards shall be used by the Planning Commission in analyzing the design of gated developments. Deviation from these standards shall require a Variance in addition to the Special Permit.
- (a) Design and location of gates shall be consistent with Chapter 38.13 of the Sacramento City Code, relating to streets and sidewalks.
 - (b) Gated entrances shall be designed to allow vehicles to turn around within the driveway, without backing into the adjacent street (except on minor local streets).
 - (c) Gates shall be designed to provide 24-hour access by authorized maintenance and service providers (such as: Public Works, Utilities, Mail and parcel delivery and Cable).
 - (d) Gate designs shall include emergency hardware to ensure proper emergency access to the satisfaction of the City Fire, Police, Public Works and Utilities Departments.
 - (e) One pedestrian access gate shall be provided at each gated driveway entrance.
 - (f) "Anti-Directional" devices (i.e., metal spikes that can cause tire damage) at entrances and exits are prohibited.
 - (g) Covenants, Conditions and Restrictions (CC&Rs), shall be established and recorded for the gated development. The CC&R's shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.

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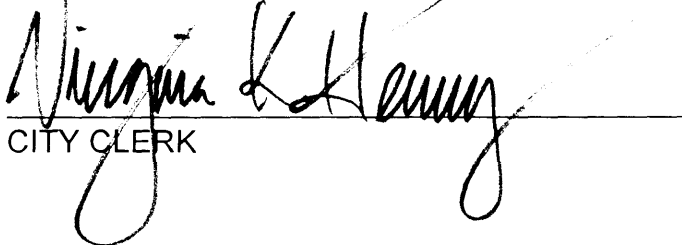
- (3) **Guidelines.** The following guidelines shall be used by the Planning Department in analyzing the adequacy of the design of gates placed at entrances to development projects. Noncompliance with these standards will not require a Variance. However, noncompliance may be grounds to require redesign of the project.
- (a) Entrances must meet the following width requirements unless otherwise approved by the Fire Department. Dual gates should be at least 16' wide on each side; single gates should be at least 20' wide.
 - (b) Adequate stacking room should be provided between the gated entrance and the gate controller to avoid vehicular stacking across sidewalks, streets, bike paths and similar facilities.
 - (c) Gates should be constructed of decorative, ornamental iron.
 - (d) The style and color of gates and other enclosures should be coordinated with nearby structures.
 - (e) Swing-gates are encouraged. Gate hinges may be located on one or both sides of the driveway.
 - (f) Sliding-gates are discouraged.

DATE PASSED FOR PUBLICATION: June 23, 1998
DATE ENACTED: June 30, 1998
DATE EFFECTIVE: July 30, 1998



MAYOR

ATTEST:



CITY CLERK

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