

Item 4  
3/16/10

## Transit Overlay Zone Amendments

March 16, 2010

Sacramento City Code

§17.178.010 Purpose (Transit Overlay Zone)

The transit overlay (TO) zone allows a **mix of moderate to high density residential and nonresidential uses**, by right, to promote transit rider ship within walking distance of an existing or proposed light rail transit station. The district is intended to promote coordinated and cohesive site planning and design that maximizes land use transit supportive development, to create continuity of pedestrian-oriented streetscapes and activities throughout the district and **to encourage pedestrian, bicycle and transit** rather than exclusive automobile access to employment, services and residences. This overlay zone provides a streamlined approval process, permits increased heights, densities and intensities over the base zone for projects with a residential component and encourages housing and mixed use projects. The district also **restricts certain uses that do not support transit ridership....**

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**§17.24.020 Residential Land Uses Allowed (at least conditionally) in the RMX Zone**

- Alternative ownership housing types
- Antenna/communication tower
- Apartments
- Artist's live/work
- Condominiums, conversion to
- Dormitory
- Duplex (attached or detached)
- Family care facility
- Family day care facility
- Family day care home (child care)
- Fraternity/sorority
- Halfplexes
- Home occupation
- Mobilehome/manufactured home used as a single-family dwelling
- Mobilehome park
- Modelhome complex/temporary sales office
- Residential care facility
- Residential hotel—SRO
- Rooming and boarding house
- School—Public or private (K—12)
- Second residential unit
- Single-family dwelling
- Temporary residential building
- Temporary residential shelters

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**§17.24.030 Commercial Land Uses Allowed (at least conditionally) in the RMX Zone**

- Airport
- Alcoholic beverage sales for off-premises consumption
- Amusement centers—Indoor only
- Amusement center—Outdoor
- Antenna/communication tower
- Appliance repair shop
- Athletic club/fitness center
- Bakery or bakery goods store
- Bank—savings and loan
- Bar, nightclub
- Barber, beauty shop
- Bed and breakfast inn
- Beer and wine sales for off-premises consumption
- Boat dock/marina—Private
- Bus/transit terminal, depots, & passenger stations—Public & private
- Bus and other transit vehicle maintenance and storage
- Cemetery
- Check cashing center
- Child care center
- Church and allied facilities
- College campus
- College extension
- Commercial services

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**§17.24.030 Industrial and Ag Uses Allowed (at least conditionally) in the RMX Zone**

- Antenna/communication tower
- Electrical transmission facilities
- Mining operations—Surface
- Reclamation or disposal operation
- Solid waste landfill
- Solid waste transfer station
- Wells, gas or oil

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**§17.24.020 Residential Land Uses Allowed (at least conditionally) in the C-2 Zone**

- Alternative ownership housing types
- Antenna/communication tower
- Apartments
- Artist's live/work
- Condominiums, conversion to
- Dormitory
- Duplex
- Family care facility
- Family day care facility
- Family day care home
- Fraternity/sorority
- Halfplexes
- Home occupation
- Mobilehome/manufactured home used as a single-family dwelling
- Mobilehome/manufactured home used as a watch quarters
- Mobilehome park
- Residential care facility
- Residential hotel—SRO
- Rooming and boarding house
- School—Public or private (K—12)
- Single-family dwelling
- Temporary residential building
- Temporary residential shelters
- Watchperson's quarters

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**§17.24.030 Commercial Land Uses Allowed (at least conditionally) in the C-2 Zone**

- Janitorial services company
- Kennel
- Laboratory
- Laundromat
- Medical clinic or office
- Mini storage/locker building
- Mortuary
- Motel
- Non-profit organization—Food prep for off-site consumption
- Non-profit organization—Food storage and distribution
- Non-profit organization—Meal service facility
- Non-residential care facility
- Nursery
- Offices
- Parking lot, garage
- Penal institution
- Photographic studio
- Prescription pharmacy, optician
- Printing & Blueprinting
- Produce stand
- Recycling facilities
- Residential Hotel—SRO
- Restaurant

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**§17.24.030 Commercial Land Uses Allowed (at least conditionally) in the C-2 Zone**

- Retail stores
- RV/mobilehome sales yard
- RV storage (commercial)
- School—Public or private (K—12)
- School – Vocational
- School – Dance etc.
- Service station
- Sidewalk cafes
- Sign shop
- Social club
- Social service financial mgt
- Somatic practitioner/somatic practitioner establishment
- Superstore
- Temporary building
- Temporary commercial use
- Theater—Movie or stage
- Tire shop
- Towing service & storage yard
- Tutoring center
- Veterinarian clinic/hospital
- Wholesale stores

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§17.178.040 Uses in the C-2-TO zone.

- A. ...[U]ses permitted in the C-2 zone outside of a TO zone shall be permitted in the C-2-TO zone...
- B. Notwithstanding the provisions of subsection A of this section, **convenience market/store is permitted** in the C-2-TO zone subject to footnote 32 of Section 17.24.050.
- C. Notwithstanding the provisions of subsection A of this section, **all residential uses permitted in the RMX zone shall be permitted** in the C-2-TO zone....

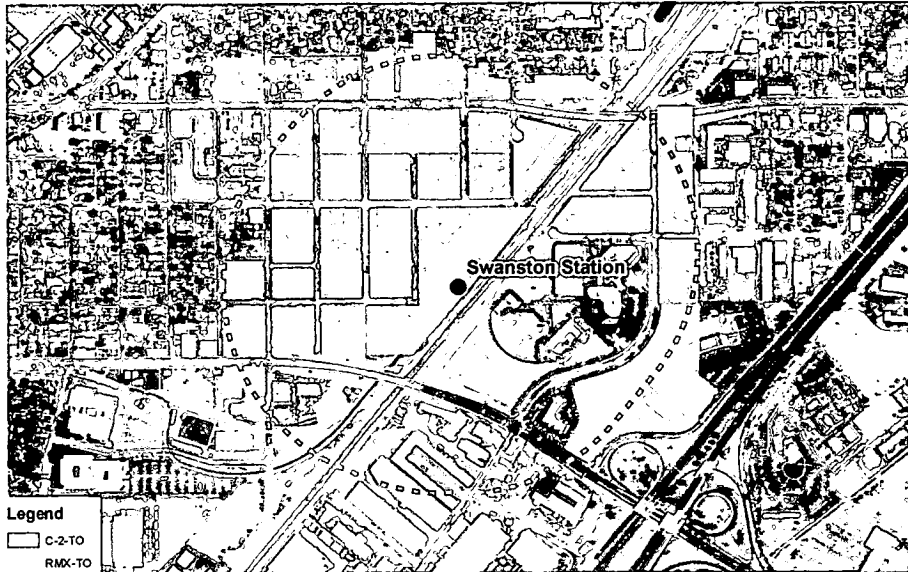
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§17.178.050 Prohibited uses.

Notwithstanding the provisions of Sections 17.178.030 and 17.178.040, and in addition to all other uses prohibited in the RMX and C-2 zones under this title, the following uses are **prohibited in the RMX-TO and C-2-TO zones**:

- A. Amusement centers—Outdoors;
- B. Auto sales, auto service and repair, auto storage and auto rental uses; towing service and vehicle storage yard; RV mobile home sales yard and storage;
- C. Building contractor shop;
- D. Cabinet shop;
- E. Cleaning plant;
- F. Drive-in theater;
- G. Drive through service facilities;
- H. Equipment rental/sales yard;
- I. Laboratory;
- J. Laundry, commercial;
- K. Mini-storage/locker building;
- L. Nursery;
- M. Service station;
- N. Wholesale stores and distributors over six thousand four hundred (6400) square feet; and
- O. Convenience stores with gas sales.

Transit Overlay Zone Applicability Concern



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