

**ORDINANCE NO. 2005-045**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 28 2005

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF  
CHAPTER 17.80 OF TITLE 17 OF THE SACRAMENTO CITY  
CODE (THE ZONING CODE) RELATING TO ACCESSORY  
STRUCTURES (M03-208)**

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

**SECTION 1. Subsection (C) of Section 17.80.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:**

- C. Other Accessory Structures and Uses.
  - 1. Uncovered parking pads;
  - 2. Uncovered patios;
  - 3. Uncovered, unenclosed pools, spas and hot tubs (located in the ground or above the ground);
  - 4. Trellises;
  - 5. Children's swing set and play structures;
  - 6. Mechanical equipment, such as heat pumps, air conditioners, and mechanical equipment related to pools, spas, and hot tubs.

**SECTION 2. Section 17.80.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:**

- A. Subsection (5)(a) of Section 17.80.050 is amended to read as follows:
  - a. Maximum Overall Height.

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Eighteen (18) feet to the highest point on the roof. Dormers are permitted as a decorative feature and/or to admit daylight to the structure if they meet the following criteria:

- i. No part of the dormer(s) shall be located on the same plane as the wall(s) below;
- ii. The combined width of all dormers on a single roof plane shall not exceed one-fourth (1/4) of the width of the roof plane where the dormers are located;
- iii. Variations or waivers of the criteria in this subsection 17.80.050(5)(a)(i) and (ii) may be approved with a zoning administrator's special permit under Chapter 17.212.

**B. Subsection (6)(a)(iv) of Section 17.80.050 is amended to read as follows:**

iv. **Minimum Width.** Minimum width of the driveway shall be ten (10) feet. This width may be reduced to eight (8) feet for detached garages if the existing interior side yard setback between the existing residence and property line is eight (8) feet. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

**C. Except as specifically amended in this Section 2, all other provisions of section 17.80.050 remain unchanged and in full force and effect.**

**SECTION 3. Section 17.80.060 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:**

**A. Footnote (2) of Section 17.80.060 is amended to read as follows:**

**2. Minimum Dimensions.**

Minimum interior dimensions for the parking pad shall be ten (10) feet wide by twenty (20) feet long. Access to the parking pad must be paved. Minimum width of a driveway shall be ten (10) feet. This width may be reduced to eight (8) feet for detached garages if the existing interior side yard setback between the existing residence and property line is eight (8) feet. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

**B. Footnote (4) of Section 17.80.060 is amended to read as follows:**

**4. Requirements for Uncovered, Unenclosed Pool, Spa, and Hot Tub.**

- a. Not permitted in the required front setback.

- b. When located nearer than sixty (60) feet from the front property line, said use shall be subject to the same minimum front, interior side yard and street side setbacks required for the main residential structure(s).
- c. When located more than sixty (60) feet from the front property line, a three foot interior side yard and rear yard setback is required. A minimum five foot street side yard setback is required.
- d. Uncovered/unenclosed swimming pools, spas, and hot tubs are not counted in lot coverage computation. If equipment is placed on an accessory structure (such as a deck), the structure must comply with the regulations of this chapter.
- e. The minimum distance between the pool, the main residential structure(s) and any accessory structures must meet building code requirements.
- f. If the pool, spa, or hot tub is enclosed, covered, or on a raised deck, the applicable accessory structure requirements apply.
- g. Mechanical equipment associated with pools, spas, and hot tubs shall meet the requirements of section 17.80.060(7), below.

**C. Footnote (5) of Section 17.80.060 is amended to read as follows:**

**5. Trellis Requirements.**

- a. A trellis is a frame of latticework generally used as a support for climbing vines or plants. A trellis is subject to accessory structure requirements; however, one trellis structure per parcel shall be exempt from accessory structure regulations if it meets the following criteria:
  - i. Maximum height of ten (10) feet, maximum length of eight feet, maximum width of twenty-four (24) inches.
  - ii. A building permit is not required to construct the trellis.
- b. If a trellis is used as a fence, or as an integral part of a fence, it must meet the fence regulations pursuant to Chapter 17.76 of this title. (A trellis used as a decorative feature at an entrance that meets requirements of subsections (5)(a)(i) and (5)(a)(ii) of this section is permitted).
- c. A trellis that is not exempt must meet the applicable accessory structure requirements found in this section.

D. Footnote (7) of Section 17.80.060 is amended to read as follows:

7. Mechanical Equipment.

Mechanical equipment, including heaters and air conditioners, shall not be located within the required front, interior side, or street side yards unless the equipment is screened and/or landscaped and is in compliance with all noise standards and ordinances. Mechanical equipment is not counted in lot coverage computations.

E. Except as specifically amended by the amendments to footnotes (2), (4), (5), and (7), all other provisions of section 17.80.060 remain unchanged and in full force and effect.

DATE PASSED FOR PUBLICATION: JUN 14 2005

DATE ENACTED: JUN 28 2005

DATE EFFECTIVE: JUL 29 2005

HEATHER FARGO

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MAYOR

ATTEST:

SHIRLEY CONCOLINO

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