

ORDINANCE NO. 2005-049

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 23 2005

AN ORDINANCE AMENDING VARIOUS CHAPTERS AND SECTIONS OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO MAIN ENTRANCE AND COURT REQUIREMENTS FOR DUPLEXES, SECOND RESIDENTIAL UNITS, AND MULTIFAMILY UNITS (M03-208)

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

SECTION 1. Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix for "Apartments" set forth in Table 17.24.020 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Apartments						75	75	75	75	75	75	69	75	

B. Except as specifically amended for the use indicated, all other provisions of section 17.24.020 and Table 17.24.020 A remain unchanged and in full force and effect.

SECTION 2. Section 17.24.050 of Title 17 of the Sacramento City Code is amended as follows:

A. Footnote (1) of section 17.24.050 is amended to read as follows:

1. Residential Minimum Lot Area (Density) Requirement. This residential use is allowed in this zone if the minimum lot area (density) requirement specified in the height and area chart, Section 17.60.020 of this title, is met. If the main entrance to a unit faces an interior side yard or rear yard property line, a minimum ten (10) foot wide clear path of travel (courtyard) is required to the main entrance from the front yard property line or street side

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yard property line. The access to the main entrance can be from an alley if the alley is improved and a minimum of twenty (20) feet wide. The clear path of travel may be reduced to the required building setback for that portion of the building adjacent to the 20 foot wide improved alley.

B. Subsection (26)(j) of footnote 26 of section 17.24.050 is amended to read as follows:

j. Main Entrance. The main entrance to the single-family dwelling unit shall be accessed from the front yard or the street side yard.

C. Subsection (27)(e) of footnote 27 of section 17.24.050 is amended to read as follows:

e. Main Entrance. The main entrance to a halfplex or duplex unit shall be from the front yard or the street side yard; except that a halfplex or duplex unit may have its main entrance face the interior side yard or the rear yard property line if the main entrance requirements of footnote 17.24.050(1) are met.

D. Subsection (30)(a)(vii) of footnote 30 of section 17.24.050 is amended to read as follows:

vii. The main entrance of the second residential unit shall face the front or street side of the lot; except the second unit may have its main entrance face the interior side yard or the rear yard property line if the main entrance requirements of footnote 17.24.050(1) are met.

E. Except as specifically amended by the amendments to footnotes (1), (26), (27), and (30), all other provisions of section 17.24.050 remain unchanged and in full force and effect.

SECTION 3. Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows;

A. The matrix for the C-1, C-2, and C-3/CBD Zones set forth on lines 18, 19, and 20 of the Basic Height and Area Regulations Chart is amended to read as set forth below:

Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. St.

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Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. St.
18. C-1	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	1,500
	Central City	(8)	(16)	(16)	(16)	5 ft.	(25)	(9)	1,500
19. C-2	General	(17)	(16)	(16)	(16)	5 ft.	(25)	(15)	1,500
	Central City	(8)	(16/29)	(16/29)	(16/29)	(16/29)	(25)	(9)	(6)
20. C-3 /CBD	Central City	(26)	NR	(10)	(11)	NR	(25)	(9)	NR

B. Except as specifically amended for the zones indicated, all other provisions of section 17.60.020 and the Basic Height and Area Regulations Chart remain unchanged and in full force and effect.

SECTION 4. Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 2 of section 17.60.030 is amended to read as follows:

2. Minimum rear yard setback shall be fifteen (15) feet. This setback may be reduced to five feet if the lot abuts a public alley. In the central city, the minimum rear yard setback for corner lots in the R-1B and R-3A zones shall be three feet, provided that each unit includes a minimum of one hundred fifty (150) square feet of individual open space beyond the minimum required front, rear, and side yard setbacks.

B. Subsection (25)(b) of footnote 25 of section 17.60.030 is amended to read as follows:

b. Court Requirement--Main Entrance(s) on One Side Facing Interior Side Yard or Rear Yard Property Line.

Where a main entrance or main entrances are located along one side of an interior side yard or court, the minimum width of said interior side yard or court shall be ten (10) feet. If the main entrance or entrances face the rear yard property line, the minimum width of the court between the entrance and the rear property line shall be fifteen (15) feet. This width may be reduced to the required rear yard setback of the building if the main entrance faces a minimum twenty (20) foot wide improved alley. Within the RMX zone, a dwelling unit may have its main entrance from the rear yard provided at least one commercial entrance is oriented to the street.

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C. Except as specifically amended by the amendment to footnotes (2) and (25), all other provisions of section 17.60.030 remain unchanged and in full force and effect.

SECTION 5. Subsection (C) of section 17.104. 020 of Title 17 of the Sacramento City Code is amended to read as follows:

C. Reserved (M03-208).

DATE PASSED FOR PUBLICATION: JUN 14 2005
DATE ENACTED: JUN 28 2005
DATE EFFECTIVE: JUL 29 2005

HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

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