

ORDINANCE NO. 88-080

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

NOV 29 1988

AN ORDINANCE AMENDING SECTION 2.91, RELATING TO THE SPECIAL PLANNING DISTRICT - NORTHGATE BOULEVARD, TO THE COMPREHENSIVE ZONING ORDINANCE (NO. 2550, FOURTH SERIES, AS AMENDED)

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

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 2.91 relating to the Special Planning District - Northgate Boulevard, to read:

2.91 Special Planning District - Northgate Boulevard Zone.

A. Purpose

The purpose of this Special Planning District Zone is to encourage upgrading and reuse of commercial development along the east side of Northgate Boulevard, while ensuring vital local serving commercial and business opportunities that are compatible with adjacent residential uses.

B. Goals

1. Upgrade and revitalize commercial development on the east side of Northgate Boulevard.
2. Ensure that new development is compatible with adjacent residential uses.
3. Ensure well balanced local serving office and commercial uses in the Special Planning District.

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C. SPD Identified

The SPD zone is located on the east side of Northgate Boulevard between Patio Avenue and the southern boundary of the Gardenland Neighborhood. The zone is designated for neighborhood related commercial and local serving office uses.

D. Allowed Uses

Uses considered appropriate for the SPD are uses which serve local retail, office, and personal service needs. The appropriate type of development attracts a number of patrons at one time and encourages interaction between the public and the service or product provider. The uses permitted in this zone are mutually supporting of or provide a linkage to other commercial development along Northgate Boulevard and should be developed in a manner that is compatible with adjacent residential development. Examples of uses that meet the criteria are: theater, bowling alley, varied restaurants, retail shops, medical/dental offices, garden and home furnishing establishments, banks, savings and loans and stationery stores.

1. Commercial Use

Uses allowed in the Neighborhood Commercial (C-1) and General Commercial (C-2) zones are permitted and shall comply with Section 2-E of this ordinance.

2. Offices Serving Local Needs Offices for an insurance agent, tax preparer, real estate agent, doctor, medical, dentist, counselor, lawyer or other non-regional office uses.

3. Mixed Use. For the purposes of the Special Planning District, a mixed use shall consist of a residential development combined with office and/or neighborhood related commercial uses. The predominate use in a mixed use development shall be for residential use. In no instance shall the total site be used for more than 50 percent non-residential uses. The maximum density for residential use shall be 29 units per net acre.

4. Drive-Thru and Mini-Storage Uses. No additional drive-thrus shall be allowed in the SPD. No more than one (1) mini-storage use shall be allowed in the SPD. The number of mini-storage uses in existence when this ordinance takes effect shall be counted in determining the number of such uses allowed.

5. Height and Area. Height and area regulations shall comply with the Neighborhood Commercial (C-1) and General Commercial (C-2) zones in Section 3 of the Comprehensive Zoning Ordinance.

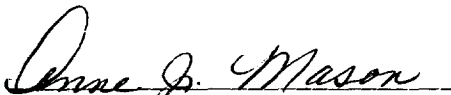
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EFFECTIVE: DECEMBER 29, 1988


MAYOR

ATTEST:


ACTING CITY CLERK

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