



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

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July 14, 1986

Transportation and Community
Development Committee
Sacramento, California

Honorable Members in Session

SUBJECT: DEFINITION OF A CONDOMINIUM UNIT

SUMMARY

The City Council, at the request of Councilman Kastanis, directed Staff to define a condominium unit. The intent of the request was to compare existing zoning and building code requirements for condominium units and for apartment units and to determine if further differentiation is needed.

The background section of this report describes the current differences and identifies some of the areas that can be added to further define the two housing types.

BACKGROUND

The common definition of an apartment project is a multifamily structure containing three or more units providing rented living space. A condominium project is a multifamily structure in which each unit is owned by the occupant and the residents own an undivided interest in common areas and facilities. An association of owners is responsible for the maintenance of common areas and facilities.

Building code requirements for apartment structures and condominium structures are very similar. The only additional requirement of a condominium structure over an apartment structure is the separation of water and sewer services. According to Tim Sullivan of the Building Division, waiver of this requirement is common.

The Zoning Ordinance allows condominium projects in all multifamily residential zones (R-1A, R-2A, R-2B, R-3, R-3A, R-4 and R-5). Apartments are allowed in all the multifamily zones except R-1A. The R-1A townhouse zone allows a maximum of 15 units per acre and is the zone most often used for condominium projects as well as zero lot line single family homes and petite homes on smaller lots. Since the housing types allowed in the R-1A zone are primary units built for owner occupancy this zone is often used adjacent to or within single family areas.

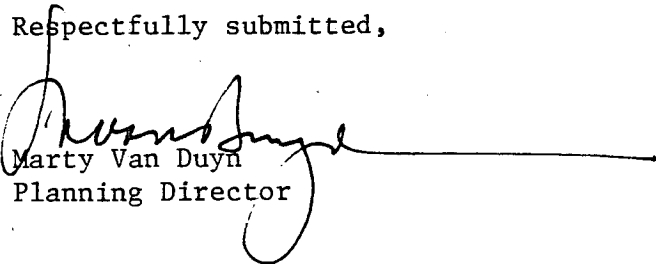
The concern is that multifamily projects often receive less resistance when locating in or near single family areas on the basis that they are represented as condominium units. However, when completed, many projects end up being rented as apartment units. To address this concern various Council persons and staff have discussed ways to further differentiate between apartment and condominium projects and to increase the potential for owner occupancy. Attached are design guidelines for multifamily projects. Based on discussions so far, staff would recommend attaching an additional page with the following additional guidelines for condominium projects.

1. Each unit should have a minimum of one parking space in an enclosed garage.
2. Each unit should have an area designed for a washer and dryer. The area should be properly vented, wired electrically and with proper plumbing for a washer and dryer.
3. Each unit should have an enclosed space usable for general storage.
4. The site should set aside an area for outdoor storage needs. The storage area should be enclosed by a solid wall and secured by attractive metal gates.
5. Larger projects should provide a centrally located recreation building with space set aside for meetings.
6. At least 50 percent of the units should be either 2 or 3 bedroom units.

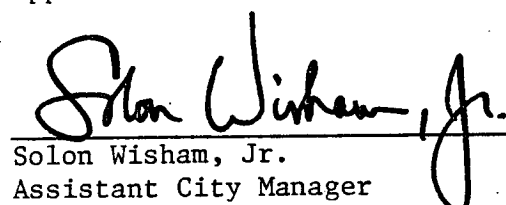
RECOMMENDATION

Planning staff recommend the Committee discuss the issue and approve guidelines for use in the design of condominium projects. To assist in the discussion, staff will request a representative of the Building Industry Association attend the meeting.

Respectfully submitted,


Marty Van Duyen
Planning Director

Approved for Committee Information:


Solon Wisham, Jr.
Assistant City Manager

MVD:AG:jg
Attachments