

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Negative Declaration
 B. Zoning Ordinance Amendment to Section 3 Relating to Maximum
 Heights in the M-1(S) and M-2(S) zones (M90-047)

Location: City-wide

Summary

The proposed Zoning Ordinance amendment places a 75 foot maximum height limit in the Light Industrial (M-1(S)) and Heavy Industrial (M-2(S)) zones. Presently there are no maximum height limits in these two zones. Planning staff recommends approval of the proposed Zoning Ordinance amendment.

Background

Prior to 1964, the industrial zones found in the City were the Light Industrial (M-1) and Heavy Industrial (M-2) zones. No minimum building setbacks were required and the maximum height limit for the two zones was 75 feet. In 1964 the Zoning Ordinance added the M-1(S) and M-2(S) zones. The "S" designation and accompanying regulations were designed to obtain industrial park developments that were attractive, uncrowded and adequately landscaped (Exhibit A). A minimum 25 foot front and street side yard landscaped setbacks are required in these zones. However, there is no height limit indicated for the M-1(S) and M-2(S) zones.

Since 1964 the majority of the new parcels zoned for industrial use have carried the "S" designation. The M-1(S) and M-2(S) zones have resulted in attractive and relatively nuisance-free industrial developments. Planning staff notes, however, that with the exception of the Central Business District (C-3) and Agricultural (A) zones, the M-1(S) and M-2(S) zones are the only two zoning districts without a height limit. Staff is of the opinion that some height limit should be placed on development in these two zones as a wide variety of land uses of heights in excess of 75 feet could occur in these zones with little or no Planning Commission or Planning staff review.

Examples of uses permitted by right and which could exceed 75 feet include retail commercial uses, large industrial structures, TV towers, radio towers, cellular towers, warehouses and hotels. Office developments in these two zones require a special permit; however, because no height limit is indicated, an applicant could design a

building over 75 feet (approximately five stories) for the Planning Commission's consideration. In staff's judgement, the 75 foot height limit of the M-1 and M-2 zones is a standard that should be carried over to the M-1(S) and M-2(S) zones. (In the Old City/Central City area, Footnote 8 would indicate that a Special Permit may be granted to permit buildings of additional height.) Planning staff, therefore, recommends that the Planning Commission recommend approval of the Zoning Ordinance Amendment for a 75 foot height limit in the M-1(S) and M-2(S) zones.

Environmental Determination

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

Recommendation

Planning staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the proposed Zoning Ordinance Amendment and forward to City Council.

Respectfully submitted,

Joy Patterson

Joy Patterson,
Senior Planner

JP:sg

CLERK

ORDINANCE NO. _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

An Ordinance amending Section 3-B-23 and 3-B-25 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, relating to maximum heights in the M-1(S) and M-2(S) zones (M90-047)

Be it enacted by the Council of the City of Sacramento:

Section 3-B-23 and 3-B-25 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, to read as follows:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN SQ. FT.*
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
M-1(S)	General Old City	75 ft. (8)	25 ft. 25 ft.	NR NR	NR NR	25 ft. 25 ft.	NR (10)	NA NA
M-2(S)	General Old City	75 ft. (8)	25 ft. 25 ft.	NR NR	NR NR	25 ft. 25 ft.	NR (10)	NA NA

passed for Publication:

acted:

fective:

MAYOR

Attest:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT A

Zoning Ordinance Section 3-D-3
Special Site Regulations for M-1(S) and M-2(S) Zones

3. In the M-1S and M-2S zones, all uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No materials or supplies shall be stored within the required front or street side yard setback area, nor shall any building, parking stall, structure, fence, or wall extend into said area. All street frontages must have a 25 foot setback which is to be developed and maintained as open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The landscaped area must be 25 feet clear, excluding curbs. Sidewalks are allowed in this area only when necessary for handicapped access. When vehicles overhang and no wheel stops are provided, the landscaped area must be increased to 27 feet. A six inch raised concrete curb is required at the back of sidewalk; however, if turf is used and extends farther than 15 feet from the property line, this curb is not required.