



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

July 23, 1990

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

Transportation and Community Development
Sacramento, California

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Subject: Zoning Ordinance Amendment to add a definition and development guidelines for a dormitory use (M89-037)

Location: City-Wide

SUMMARY:

The proposed Zoning Ordinance Amendment would add language to Section 22 of the Ordinance, defining a dormitory use and would identify development guidelines in Section 2 for the use. The purpose of the amendment is to clarify the distinction between a dormitory facility and other similar types of facilities in the City, and to establish development guidelines for dormitory uses.

The proposed definition identifies the type of facility, minimum length of stay for a tenant, and the number of guest rooms. The development guidelines identifies minimum room size, parking requirement, and a common lounge room for the facility.

The Planning Commission and staff recommend approval of the Ordinance Amendment by the TCD Committee and adoption by the City Council.

BACKGROUND INFORMATION:

On June 28, 1990, the City Planning Commission recommended approval of the attached Zoning Ordinance amendments relating to adding a definition for a dormitory and establishing development guidelines for a dormitory use.

Although a dormitory use is identified in the land uses category chart in section 2 of the Zoning Ordinance, a dormitory facility is not defined in Section 22 of the Ordinance. In addition, there are no development guidelines currently in place for a dormitory use, with the exception of those requirements identified in the Uniform Building Code. Under the current Zoning Ordinance, a dormitory use is permitted in certain residential and commercial zones (R-1, R-1B, R-2, R-2A, R-3, R-3A, R-4A, RO, SC, C-1, C-3) subject to a Special Permit; and are

allowed by right in the R-4, R-5, and C-2 zones if inside the "Old City."

From a land use perspective, the City considers residential uses with six (6) or more sleeping rooms with a common bath and kitchen and an owner or manager residing on the premises as a dormitory facility. There are, however, several facilities, particularly in the Central City, similar in nature to a dormitory facility. For example, the similarity between a hotel facility and a dormitory is they both are designed as living space for individuals to lodge with or without meals, with six or more guest rooms. Dormitories are also similar in nature to rooming and boarding facilities, in that, they are residential dwellings providing long-term lodging, with or without meals, in which the owner or manager resides. Lastly, a bed and breakfast inn and a dormitory are both identified as a dwelling in which the owner or manager resides and lodging is provided with or without meals. Because of the similarities between the above facilities it is necessary to clearly describe and define a dormitory facility.

The Commission felt that it was also appropriate to establish development guidelines for dormitory facilities to ensure adequate living space in the facility. In previous applications, staff has reviewed dormitory facilities which have not met city code relating to adequate room sizes and without lounge areas. Currently, the city code requires that the minimum room size in a dormitory facility used for sleeping shall be ninety square feet. The Building Division has, however, expressed to Planning staff its interest in increasing the room sizes to one-hundred square feet. Also, while inspecting existing facilities, the Building Inspectors have found that they do not meet code. Staff has found that similar uses throughout the City have provided lounge and recreation areas, a lobby and other amenities to enhance the use. Dormitory uses have generated a great deal of discussion at prior hearings in respect to adequate parking, adequate livable space and facilities in residential neighborhoods. To eliminate similar controversy in the future, staff recommends amending the Zoning Ordinance to add development guidelines for dormitory facilities.

The attached ordinance amendment defines a dormitory use and includes language requiring dormitory establishments to meet the five (5) development guidelines.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the Zoning Ordinance Amendments and has filed a Negative Declaration.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

Not applicable.

MBE/WBE EFFORTS

Not applicable.

VOTE OF THE PLANNING COMMISSION

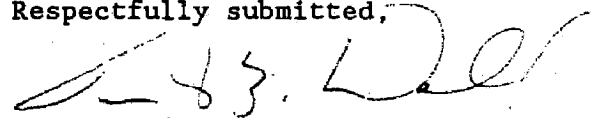
On June 28, 1990, the Commission voted seven ayes, two absent, to recommend adoption of the Zoning Ordinance amendment relating to dormitory uses in the City of Sacramento.

RECOMMENDATION

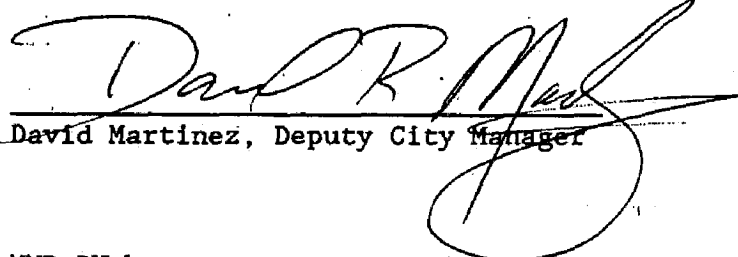
It is recommended that the Transportation and Community Development Committee recommend that the City Council take the following action:

Adopt the attached Zoning Ordinance amendments relating to development guidelines for dormitory uses and adding a definition for a dormitory use.

Respectfully submitted,


for Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:


David Martinez, Deputy City Manager

MMD:BW:bw
attachments

Citywide
August 21, 1990

M89-037

4. The facility shall provide one (1) parking space per three occupants.
5. The facility shall provide an outdoor patio area which shall not face the street. The size of the outdoor area shall be determined by the Planning Commission.

Dormitory/Fraternity-Sorority is a permitted use in the R-4, R-5 and C-2 zones inside the "Old City" only; and shall be subject to the development guidelines mentioned above.

Section 4:

Section 22.A.121 is hereby added to the Comprehensive Zoning Ordinance, No. 2550, Fourth Series, as amended, to read as follows:

121. Dormitory. A dwelling containing six or more guest rooms intended to be used for rental purposes for a minimum of thirty (30) days, and in which, a common kitchen and bathroom facility is provided. The property owner or a manager shall reside on the premises. Dormitory does not include a family care or residential care facility.

Passed for Publication:

Enacted:

Effective:

MAYOR

ATTEST:

CITY CLERK

M89-037