



# CITY OF SACRAMENTO

22

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
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MARTY VAN DUYN  
PLANNING DIRECTOR

February 17, 1982

APPROVED  
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Section 3-B-10 of the Comprehensive Zoning Ordinance relating to front setback requirements for C-2 zones in the Central City (M-633)

## SUMMARY

The proposed ordinance amendment will require front yard setbacks in the Central City for C-2 zoned property located on the same block face as residentially zoned property. The setback requirements will be those imposed on residentially zoned property. The staff and Planning Commission recommend approval of the ordinance amendment.

## BACKGROUND

On December 16, 1981, the Planning and Community Development Committee recommended approval of the proposed ordinance amendment and forwarded to the Planning Commission and City Council for further action. The proposed ordinance was developed to address concerns expressed by certain Council members regarding the visual impact of commercial development on historical structures located in the Central City.

The attached ordinance will require C-2 zoned property, in the Central City, that is located on the same block face as residentially zoned property to comply with the front setback requirements applicable to residentially zoned development. If no residentially zoned property is located on the same block face, then no front setback will be required. These requirements presently apply to C-2 zoned property located in other parts of the City.

## VOTE OF PLANNING COMMISSION

On January 14, 1982, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the ordinance amendment.

City Council

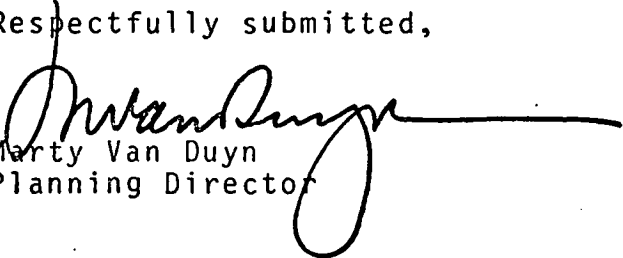
-2-

February 17, 1982

STAFF RECOMMENDATION

The staff and the Planning Commission recommend that the Council adopt the attached ordinance amendment.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:WW:cp  
Attachments  
M-633

February 23, 1982  
All Districts

# ORDINANCE NO. 82-016

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

February 23, 1982

AN ORDINANCE AMENDING SECTION 3-B-10 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 FOURTH SERIES, RELATING TO FRONT SETBACK REQUIREMENTS IN C-2 ZONES IN THE CENTRAL CITY

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

## SECTION 1.

Section 3-B-10 of the Zoning Ordinance is hereby amended to read as follows:

	ZONE	LOCATION	Maximum Height	Minimum Yard Requirements				Max. Lot Cover.	Min. Lot Area Per D.U. In Sq. Ft.*
				Front	Rear	Inter. Side	Street Side		
10	C-2	General Old City	45 ft. 8	7 7	5	6	No Req. 10	1,500 4	

**APPROVED**  
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE  
CITY CLERK

PASSED FOR PUBLICATION:  
ENACTED:  
EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 11, 1992  
 ITEM NO. 42 FILE NO. P-639  
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend zoning Ordinance  
to C-2 from S.U.A.P. 0.1 in  
Central City

Recommendation:  
 Favorable  
 Unfavorable  
 LOCATION: \_\_\_\_\_  
 Petition  Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			✓
Silva	✓			
Simson	✓			

- MOTION:
- TO APPROVE
  - TO DENY
  - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
  - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
  - TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_
- (4)

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Ordinance amending Section 3-B-10 of the Comprehensive Zoning Ordinance relating to front setback requirements for C-2 zones in the Central City (M-633)

SUMMARY: On December 16, 1981 the Planning and Community Development Committee recommended approval of an ordinance amendment to require setbacks in the Central City in C-2 zones where residentially zoned property is located on the same block face. At present these setback requirements apply to C-2 zoned property in other parts of the City and the proposed amendment will expand the requirements to include the Central City.

BACKGROUND: Concern has been expressed by certain Council members regarding the lack of setback requirements in commercial zones, which are located in the Central City. This concern resulted from the possible effect of commercial development on neighboring residential structures. The concern was more specifically directed at the visual impact upon historical structures adjacent to commercial development which is allowed to build up to front property lines.

On October 31, 1978 an apartment project located on P Street was approved by the City Council. The project as initially proposed initiated concerns regarding setbacks in C-2 zones where existing residential structures may be affected. At that time the Council requested staff to address this concern as part of the Zoning Ordinance update. Since the update has taken more time than expected, certain Council members have requested that staff address this as a separate issue and report back as soon as possible. In response to this request, the attached ordinance amendment has been prepared.

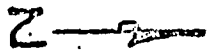
At present there are no setback requirements for commercial structures located in the Central City on C-2 zoned property. Other C-2 zoned property located outside the Central City must adhere to the setback requirements for adjacent residential uses if the neighboring property is residentially zoned.

To determine the setback requirement using the standards applicable outside the Central City, an average of the setbacks for adjacent structures will be used. If no other structures are located on the same block face and the adjacent property is zoned residential, then the setback will be the same required of residential uses which is 25 feet (see attached Exhibits A and B).

The attached ordinance amendment will make provisions for setback requirements for commercial developments, locating adjacent to residential zones by expanding the requirements imposed on this type of development located in other parts of the City to include the Central City.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this ordinance for transmittal to the City Council for adoption.

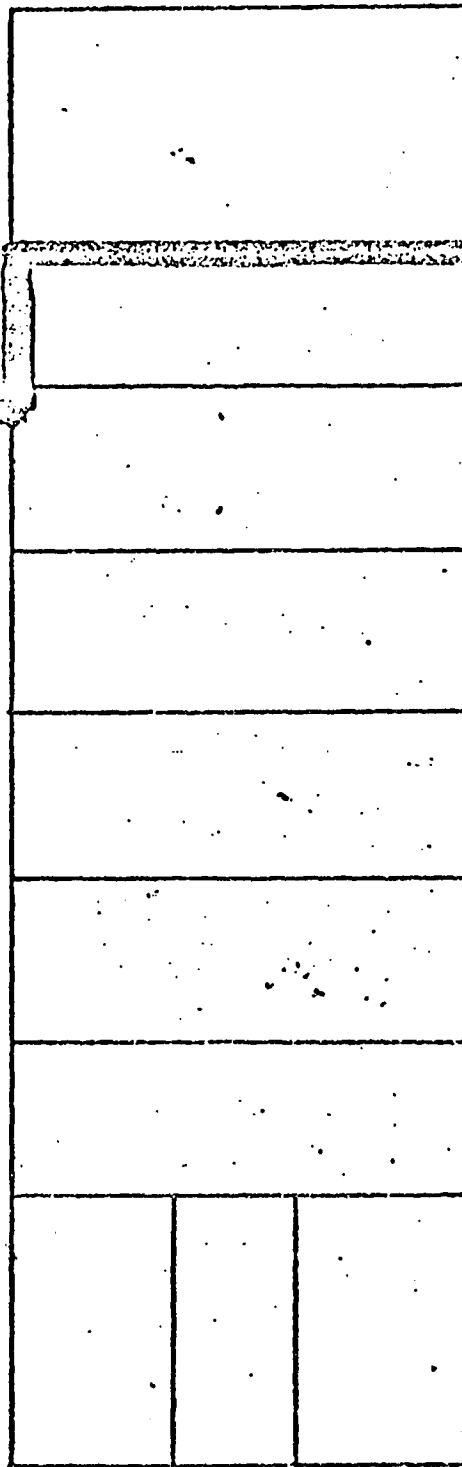
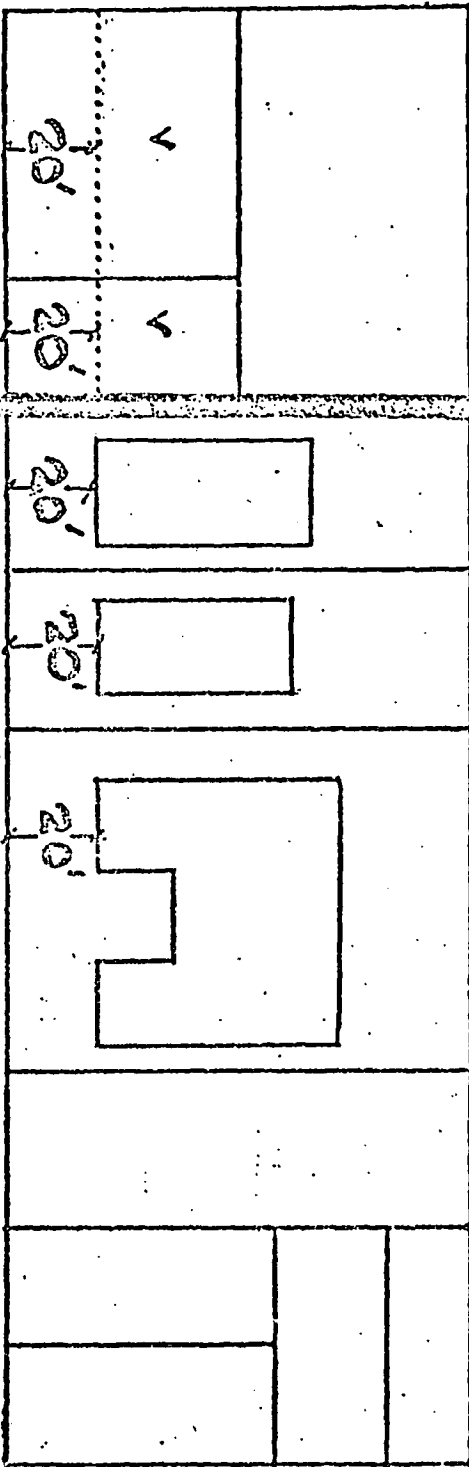
3



12TH

ST

C-2



E STREET

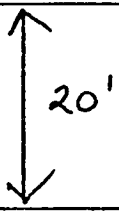
R-4A

13TH

ST

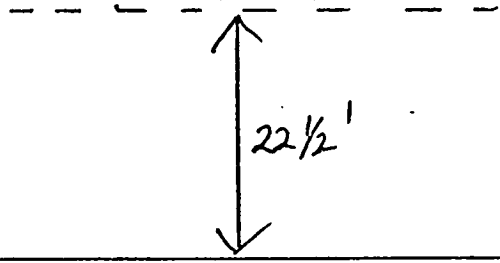
EXHIBIT B

R-3A

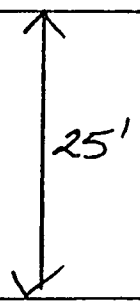


C-2

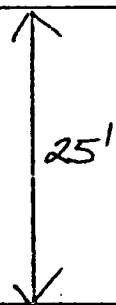
PROPOSED COMMERCIAL STRUCTURE



C-2



STREET



PROPOSED COMMERCIAL

C-2

4 (8)  
1-14-82

VACANT  
R-1

M-633

VACANT  
R-1

Item 42



C. SPECIAL HEIGHT AND AREA CONDITIONS: The following special conditions apply to those requirements indicated by corresponding number in the Height and Area charts.

1. The minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.

If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, and R-5 Zones in which a ten foot setback shall apply. (Ord. 3769-4th S.)

2. The minimum rear yard setback shall be 15 feet. This may be reduced to five feet if the lot abuts a public alley.
3. The minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.
4. The minimum lot area per dwelling unit and the maximum lot coverage in the R-5 zone shall be as follows:
  - a. 500 sq. ft. - 70% lot coverage.
  - b. 450 sq. ft. - 65% lot coverage.
  - c. 400 sq. ft. - 60% lot coverage.
  - d. 350 sq. ft. - 55% lot coverage.
  - e. 300 sq. ft. - 50% lot coverage.
  - f. 250 sq. ft. - 45% lot coverage.
5. No minimum rear yard setback is required unless the rear of a SC, C, or M zoned lot abuts the side of an R or OB zoned lot, in which case a minimum setback of 15 feet is required. If a public alley separates the lots, no rear yard is required.
6. No minimum interior side yard setback is required unless the side of a SC, C, or M zoned lot abuts the side of a R or OB zoned lot, in which case a minimum setback of five feet is required. If a public alley separates the lots, no side yard is required.
7. The required minimum R zone setback shall apply if the frontage between two streets is split between any R zone and any C or M zone. If all the frontage between two streets is in a C or M zone, no front setback is required.
8. Within the Old City, the height limits shall be the same as the height limit specified outside the Old City, provided, however, that a special permit may be granted to permit buildings or additional height. However, there shall be no height limit and no special permit shall be required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located. (Added by ORDINANCE NO. 4145-4th SERIES)
9. Height and area regulations are not specified for the F zone. Preliminary and final site plans shall be submitted to the Planning Commission for review and approval.