

ORDINANCE NO. 2018-0055

Adopted by the Sacramento City Council

December 11, 2018

An Ordinance Amending Various Sections of Title 17 of the Sacramento City Code, Relating to Transit-Oriented Development

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

- A. The definition of "light rail station, proposed" is added to section 17.108.130 of the Sacramento City Code to read as follows:

"Light rail station, proposed" means a light rail station approved for installation by the board of directors of Sacramento Regional Transit District.

- B. Except as amended by subsection A above, all provisions of section 17.108.130 remain unchanged and in full effect.

SECTION 3.

- A. Section 17.216.420 (EC zone—Use regulations) of the Sacramento City Code is amended as follows:

1. Subsection B.1 (primary and non-primary land uses) is amended to read as follows:

1. Land uses allowed in the EC zone are divided into two categories: Primary and Non-Primary. Primary uses, described in more detail below, are employment-generating uses that provide a ridership base that will reinforce the use of transit

services. Non-primary uses are conditional and are generally uses supportive of primary uses. Non-primary uses are divided into “support retail” and “residential.” Primary and non-primary uses are set forth in Table 1.

Table 1

Category	Permitted uses
Primary	<p>Office</p> <p>High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses)</p> <p>Medical facilities:</p> <ul style="list-style-type: none"> Hospital Laboratory Skilled nursing facility Research and development Physician’s clinic Convalescent hospital Drug-alcohol treatment centers Pharmacy Optician lab or clinic Veterinary clinic; veterinary hospital¹ <p>Educational/vocational/training (public or private)</p> <p>Banks; savings and loans</p> <p>Post office</p> <p>Childcare center</p> <p>Light Industrial Uses:</p> <ul style="list-style-type: none"> Warehouse; distribution center is permitted by right when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c. Manufacturing High-tech manufacturing research and development (limited to 25% office) Assembly
Support Retail	<p>Health club</p> <p>School—dance, music, art, martial arts</p> <p>Auto—sales, storage, rental is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p>Auto—service, repair is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p>

	<p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted by right when located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</p> <p>Restaurant; café; deli</p> <p>Hotel; motel; bed and breakfast inn</p> <p>Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet)² (e.g., books, food, videos, etc.)</p> <p>Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.)</p> <p>Assembly-cultural, religious, social (subject to approval of a conditional use permit by the Planning and Design Commission)</p>
Residential	Multi-unit dwelling

¹ Veterinary clinics and hospitals need a conditional use permit if there is outdoor boarding of animals.

² Includes drug stores and office supply stores up to a maximum of 20,000 square feet per store, except EC-65 and EC-80 sites, which have a maximum of 10,000 square feet. Includes auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

2. Subsection B.2.c (Conditionally permitted uses) is amended to read as follows:

c. Conditionally permitted uses.

i. Auto—sales, storage, rental. Use is permitted with a conditional use permit approved by the planning and design commission if—

(A) Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or

(B) Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.

ii. Auto—service, repair. Use is permitted with a conditional use permit approved by the planning and design commission if—

(A) Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or

- (B) Use is located greater than $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform.
- iii. Drive-through facilities. In the EC-30, EC-40, or EC-45 zones, a drive-through service facility is permitted when incidental to a permitted use in the underlying zone, subject to a planning and design commission conditional use permit. A drive-through service facility is not permitted in the EC-50 zone. A drive-through service facility is not permitted in the EC-65 and EC-80 zones, except that if the EC-65 or EC-80 zone is within an employment center project in the North Natomas Community Plan area, which project is the subject of a development agreement executed on or before July 1, 2001, then a drive-through service facility is permitted when incidental to a permitted use in the underlying zone, subject to a planning and design commission conditional use permit.
- iv. Gas stations.
 - (A) Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit approved by the planning and design commission if use is located greater than $\frac{1}{4}$ mile but less than or equal to $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.
 - (B) Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit approved by the planning and design commission if—
 - (1) Use is located greater than $\frac{1}{4}$ mile but less than or equal to $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or
 - (2) Use is located greater than $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes.
- v. Mini storage; locker building.

- (A) Mini storage; locker building is permitted in the EC-30 zone with a conditional use permit approved by the planning and design commission if—
 - (1) Use is located greater than $\frac{1}{4}$ mile but less than or equal to $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or
 - (2) Use is located greater than $\frac{1}{2}$ mile from the center of an existing or proposed light rail station platform.
- (B) Criteria for mini storage; locker building include the following:
 - (1) The proposed mini storage is compatible with adjacent land uses in the PUD and with adjacent uses within contiguous PUDs.
 - (2) The proposed mini storage use will not result in an over-concentration of mini storage projects in the community plan area.
 - (3) The proposed mini storage will not be located in an area where another use is more appropriate due to pedestrian and transit access opportunities.
 - (4) The proposed mini storage project shall provide quality building and landscape design, including the following:
 - (a) The buildings facing the street shall have an articulated design.
 - (b) Buildings facing the street shall have uses other than storage units (e.g., the business office, the manager's residence or appropriate retail uses such as coffee shop, mailbox business, packaging business, etc.). The roll-up doors of the storage units shall not be visible from the street.
 - (c) Roof shall be pitched at least 4:1 slope, and roof materials shall be of high-quality dimensional composition or tile.

(d) Abundant landscaping of high quality shall be present at the street entrance to the mini storage project.

vi. Warehouse uses. Use is permitted with a conditional use permit approved by the planning and design commission if—

(A) Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or

(B) Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.

3. Subsection B.2.d is added to read as follows:

d. Prohibited uses. All uses not listed in this section are prohibited in the EC zone.

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 4.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	Permitted with a conditional use permit if— 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.	PDC
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	Subject to special use regulations in section 17.228.109.	
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3. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	<p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. 	PDC
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4. A row for “plant nursery” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

Plant nursery	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 5.

A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is amended as follows:

1. The “plant nursery” row in subsection A.1 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including auto storage and display, is conducted within a building; 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 3. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Repair work is permitted if confined to a building.</p>	PDC
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3. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Entire business shall be conducted within a building.</p>	PDC
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	No outdoor storage, overnight parking of vehicles, or display of merchandise is permitted in this zone. Auto service or repair work performed within 300 feet of property used or zoned for residential purposes shall not be conducted before 6:00 a.m. or after 10:00 p.m.	
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4. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Subject to special use regulations in section 17.228.109.</p> <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p>	PDC
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5. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Repair work is permitted if confined to a building.</p> <p>Outdoor storage of any inventory or supplies in view of any public right-of-way is prohibited.</p>	PDC
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6. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	<p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work is permitted if confined to a building.</p>	PDC
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7. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	<p>Subject to special use regulations in section 17.228.106, permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. 	PDC
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8. The “mobilehome—sales, storage” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mobilehome— sales, storage	Repair work is permitted if confined to a building	PDC
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9. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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10. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Subject to special use regulations in section 17.228.900.</p>	ZA/PDC
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11. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Subject to special use regulations in section 17.228.900.</p>	ZA/PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 6.

A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including auto storage and display, is conducted within a building; 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 3. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Repair work is permitted if confined to a building.</p>	PDC
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2. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Entire business shall be conducted within a building. No outdoor storage or display of merchandise is permitted in this zone.</p>	PDC
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	Repair work is permitted if confined to a building.	
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3. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	<p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work is permitted if confined to a building.</p>	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 7.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—service, repair” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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3. The “equipment—rental, sales yard” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work is permitted if confined to a building.
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4. The “gas station” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work is permitted if confined to a building.
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5. The “mini storage; locker building” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Subject to special use regulations in section 17.228.106.
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6. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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7. The “manufacturing, service, and repair” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is limited to 6,400 gross square feet; Use may include incidental, non-nuisance producing processing, packaging, fabricating entirely within a building.
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8. The “warehouse; distribution center” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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9. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if— 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	PDC
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10. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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11. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	Permitted with a conditional use permit if— 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or	PDC
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	<p>proposed light rail station platform, subject to special use regulations in section 17.228.127; or</p> <p>2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.</p> <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p> <p>Subject to special use regulations in section 17.228.109.</p>	
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12. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p> <p>Repair work is permitted if confined to a building.</p>	PDC
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13. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	<p>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.</p> <p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <p>1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or</p> <p>2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform</p>	PDC
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	and within 500 feet of a freeway right-of-way or roadway with six or more lanes.	
	Repair work is permitted if confined to a building.	

14. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; Subject to special use regulations in section 17.228.106.	PDC
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15. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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16. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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17. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if — 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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18. The “manufacturing, service, and repair” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted with a conditional use permit if— 1. Use exceeds 6,400 square feet and is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use exceeds 6,400 square feet and is located greater than ½ mile from the center of an existing or proposed light rail station platform. Use may include incidental, non-nuisance producing processing, packaging, fabricating entirely within a building.	PDC
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19. A row for “warehouse; distribution center” is added to subsection B.3 (Conditional uses; industrial and agricultural uses) to read as follows:

Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 8.

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—service, repair” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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3. The “equipment—rental, sales yard” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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4. The “gas station” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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5. The “mini storage; locker building” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Subject to special use regulations in section 17.228.106.
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6. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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7. The “wholesale store” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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8. The “manufacturing, service, and repair” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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9. The “warehouse; distribution center” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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10. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if— 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	PDC
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11. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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12. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p> <p>Subject to special use regulations in section 17.228.109.</p>	PDC
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13. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; Repair work permitted if confined to building.	PDC
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14. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.	PDC
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	<p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work permitted if confined to building.</p>	
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15. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	<p>Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p> <p>Subject to special use regulations in section 17.228.106.</p>	PDC
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16. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p>	PDC
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17. The “wholesale store” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or</p>	PDC
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	proposed light rail station platform, subject to special use regulations in section 17.228.127	
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18. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900	ZA/PDC
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19. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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20. A row for “warehouse; distribution center” is added to subsection B.3 (Conditional uses; industrial and agricultural uses) to read as follows:

Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 9.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—service, repair” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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3. The “equipment—rental, sales yard” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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4. The “gas station” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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5. The “mini storage; locker building” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
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	Subject to special use regulations in section 17.228.106.
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6. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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7. The “wholesale store” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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8. The “manufacturing, service, and repair” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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9. The “warehouse; distribution center” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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10. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if— 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	PDC
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11. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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12. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p> <p>Subject to special use regulations in section 17.228.109.</p>	PDC
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13. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; Repair work permitted if confined to building.	PDC
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14. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.	PDC
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	<p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work permitted if confined to building.</p>	
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15. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	<p>Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p> <p>Subject to special use regulations in section 17.228.106.</p>	PDC
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16. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p>	PDC
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17. The “wholesale store” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or</p>	PDC
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	proposed light rail station platform, subject to special use regulations in section 17.228.127	
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18. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900	ZA/PDC
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19. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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20. A row for “warehouse; distribution center” is added to subsection B.3 (Conditional uses; industrial and agricultural uses) to read as follows:

Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 10.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—service, repair” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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3. The “equipment—rental, sales yard” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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4. The “gas station” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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5. The “mini storage; locker building” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
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	Subject to special use regulations in section 17.228.106.
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6. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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7. The “wholesale store” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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8. The “manufacturing, service, and repair” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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9. The “warehouse; distribution center” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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10. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if— 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	PDC
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11. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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12. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p> <p>Subject to special use regulations in section 17.228.109.</p>	PDC
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13. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; Repair work permitted if confined to building.	PDC
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14. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.	PDC
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	<p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work permitted if confined to building.</p>	
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15. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	<p>Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p> <p>Subject to special use regulations in section 17.228.106.</p>	PDC
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16. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p>	PDC
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17. The “wholesale store” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or</p>	PDC
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	proposed light rail station platform, subject to special use regulations in section 17.228.127	
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18. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900	ZA/PDC
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19. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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20. A row for “warehouse; distribution center” is added to subsection B.3 (Conditional uses; industrial and agricultural uses) to read as follows:

Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 11.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. The “auto—sales, storage, rental” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “auto—service, repair” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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3. The “equipment—rental, sales yard” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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4. The “gas station” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform; Repair work permitted if confined to building.
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5. The “mini storage; locker building” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
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	Subject to special use regulations in section 17.228.106.
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6. The “plant nursery” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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7. The “wholesale store” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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8. The “manufacturing, service, and repair” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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9. The “warehouse; distribution center” row in subsection A.3 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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10. The “auto—sales, storage, rental” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if— 1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or 2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	PDC
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11. The “auto—service, repair” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Auto—service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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12. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.</p> <p>Subject to special use regulations in section 17.228.109.</p>	PDC
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13. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; Repair work permitted if confined to building.	PDC
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14. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.	PDC
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	<p>Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. <p>Repair work permitted if confined to building.</p>	
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15. The “mini storage; locker building” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Mini storage; locker building	<p>Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p> <p>Subject to special use regulations in section 17.228.106.</p>	PDC
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16. The “plant nursery” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Plant nursery	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;</p>	PDC
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17. The “wholesale store” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Wholesale store	<p>Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or</p>	PDC
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	proposed light rail station platform, subject to special use regulations in section 17.228.127	
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18. The “cannabis cultivation” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis cultivation	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900	ZA/PDC
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19. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if— 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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20. A row for “warehouse; distribution center” is added to subsection B.3 (Conditional uses; industrial and agricultural uses) to read as follows:

Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 12.

A. Section 17.220.510 (MIP zone) of the Sacramento City Code is amended as follows:

1. The “manufacturing, service, and repair” row in subsection A.2 (Permitted uses; industrial and agricultural uses) is amended to read as follows:

Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
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2. The “cannabis manufacturing, nonvolatile” row in subsection B.1 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	Permitted with a conditional use permit if — 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.900.	ZA/PDC
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3. A row for “manufacturing, service, and repair” is added to subsection B.1 (Conditional uses; industrial and agricultural uses) to read as follows:

Manufacturing, service, and repair	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.510 remain unchanged and in full effect.

SECTION 13.

A. Section 17.220.610 (MRD zone) of the Sacramento City Code is amended as follows:

1. The “drive-through restaurant” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Drive-through restaurant	Permitted with a conditional use permit if— <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. Subject to special use regulations in section 17.228.109.	PDC
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2. The “equipment—rental, sales yard” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Equipment—rental, sales yard	Permitted with a conditional use permit if — <ol style="list-style-type: none"> 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. 	PDC
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3. The “gas station” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if— <ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station. Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if—	PDC
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	<ol style="list-style-type: none"> 1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way or roadway with six or more lanes. 	
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4. The “cannabis manufacturing, nonvolatile” row in subsection B.3 (Conditional uses; industrial and agricultural uses) is amended to read as follows:

Cannabis manufacturing, nonvolatile	<p>Permitted with a conditional use permit if—</p> <ol style="list-style-type: none"> 1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or 2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform. <p>Subject to special use regulations in section 17.228.900.</p>	ZA/PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

SECTION 14.

Section 17.228.127 is added to the Sacramento City Code to read as follows:

17.228.127 Development near existing or proposed light rail stations.

A conditional use permit shall not be granted for uses subject to this section unless the decision-maker, in addition to the findings required by section 17.808.200, makes one of the following findings:

A. A significant physical barrier exists between the project site and an existing or proposed light rail station that precludes a direct and convenient path of travel for pedestrians and bicyclists traveling to and from the project site and the light rail

station, such as a freeway or a river, and there is no approved infrastructure planned to overcome the barrier; or

- B. The proposed development includes all of the following:
1. The use has either—a) a minimum floor area ratio of 0.4 and an employee density equal to or greater than one employee per 250 square feet of building area; or b) a residential density of at least 15 dwelling units per net acre;
 2. Pedestrian amenities such as lighting, awnings, canopies, benches, tree shading, and landscaping;
 3. The building is designed with ground-floor street-facing facades, consisting of at least 75% transparent glass storefront windows or display windows;
 4. The proposed development provides continuous, direct, convenient pedestrian walkways to transit, adjacent uses, and other uses on the same site;
 5. Off-street vehicle parking is located beneath, to the rear, or interior side of the building and not in front of the building; and
 6. The building's primary entrance has direct access to public streets and sidewalks.

SECTION 15.

- A. Subsection A.4 is added to section 17.436.040 of the Sacramento City Code to read as follows:
4. Manufacturing, service, and repair. Manufacturing, service, and repair in the C-4 zone in an existing building within ½ mile from the center of an existing or proposed light rail station platform is not subject to section 17.228.127.
- B. Except as amended by subsection A above, all provisions of section 17.436.040 remain unchanged and in full effect.

SECTION 16.

Section 17.608.020 of the Sacramento City Code is amended to read as follows:

17.608.020 General provisions.

- A. Off-street parking requirement. Off-street vehicle and bicycle parking shall be provided and maintained for all existing and new development at the ratios specified in and in accordance with the standards and requirements of this chapter.
- B. Parking to be provided on-site. Required off-street parking shall be provided and maintained on the same parcel or integrated development site as the land use it is intended to serve, except as provided in section 17.608.060. An integrated development site is a site consisting of two or more contiguous parcels sharing parking facilities with reciprocal access and parking easements or similar shared-parking agreements.
- C. Calculation of the off-street parking requirement. The required number of off-street vehicle and bicycle parking spaces is rounded to the nearest whole number.
- D. Expansion or change in use of existing buildings and structures that do not meet current parking requirements. The following rules apply to buildings and uses that met all applicable parking requirements when constructed or established, but that do not meet current parking requirements, due to the later adoption of or amendments to these requirements.
 - 1. Increases in building size. Additional vehicle and bicycle parking is required only when there is an increase in building size of 15% or more of the gross building square footage or, in the case of a residential project, an increase in the number of residential units by 15% or more.
 - 2. Change in use. If a new use of a building or structure requires greater off-street parking than the previous use, additional off-street vehicle parking and bicycle parking is required in an amount equal to the difference between the parking required of the new use and the parking that would have been required of the prior use if current parking requirements had been applicable.
- E. Restaurant outdoor seating. Square footage allocated to restaurant outdoor seating is not included in calculating the minimum off-street vehicle parking requirement for restaurants.
- F. Affordable housing and senior housing.

1. The off-street vehicle parking requirement is reduced by 50% for each affordable housing unit and each senior housing unit.
 2. The bicycle parking requirement is reduced by 50% for each senior housing unit.
 3. For purposes of this section, an “affordable housing unit” is a housing unit restricted to occupancy by a lower or very low income household as defined in section 50079.5 of the California Health and Safety Code. A “senior housing unit” is a housing unit restricted to occupancy based on age requirements for older persons under section 51.3 of the California Civil Code.
- G. Transit-oriented development.
1. There is no minimum off-street vehicle parking requirement for uses located within one-quarter mile from the center of an existing or proposed light rail station platform.
 2. The off-street vehicle parking requirement is reduced by 50% for uses located greater than one-quarter mile but less than or equal to one-half mile from the center of an existing or proposed light rail station platform.
- H. The California Building Code. The required number of spaces in off-street parking facilities that are restriped or redesigned to meet accessibility requirements may be reduced as necessary to comply with Title 24 of the California Building Code.
- I. Exemptions for small lots. Off-street parking is not required for nonresidential uses on lots of 6,400 square feet or less.
- J. Exemptions for nonresidential uses in residential mixed use development. Off-street parking is not required for nonresidential uses in mixed use buildings in which at least 50% of the building’s square footage is devoted to residential uses.
- K. Exemptions for adaptive reuse. Off-street vehicle and bicycle parking is not required for those portions of historic resources that are converted from nonresidential uses to residential uses.
- L. Authority to require additional parking. The zoning administrator, planning director, planning and design commission, or city council may require greater or fewer off-street parking spaces than required by this chapter, or may impose

other parking-related requirements, as a condition of a conditional use permit, variance, or site plan and design review.

SECTION 17.

This ordinance shall not apply to projects for which the city accepted a complete development application on or before October 1, 2018.

Adopted by the City of Sacramento City Council on December 11, 2018, by the following vote:

Ayes: Members Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Ashby

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.01.02 17:03:15 -08'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.