

ORDINANCE NO. 2011-036

Adopted by the Sacramento City Council

August 16, 2011

AN ORDINANCE AMENDING SECTIONS 17.16.010, 17.24.040, AND 17.24.050 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO SOLAR ENERGY SYSTEMS (M11-006)

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

Section 1. Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The following definition for "solar energy system-commercial (city property)" is added to Section 17.16.010 to read as follows:

"Solar energy system-commercial (city property)" means a facility used for the conversion of solar energy for the commercial sale of electricity and located on a lot owned by the city. A solar energy system-commercial (city property) does not include a system that is accessory to the primary use of the lot and that generates electricity that is primarily used onsite or credited to the use of the lot.

B. The following definition for "solar energy system-commercial (non-city property)" is added to Section 17.16.010 to read as follows:

"Solar energy system-commercial (non-city property)" means a facility used for the conversion of solar energy for the commercial sale of electricity and located on a lot that is not owned by the city. A solar energy system-commercial (non-city property) does not include a system that is accessory to the primary use of the lot and that generates electricity that is primarily used onsite or credited to the use of the lot.

C. Except as specifically amended to add the definitions for "solar energy system-commercial (city property)" and "solar energy system-commercial (non-city property)" as set forth in subsections A and B, Section 17.16.010 remains unchanged and in full force and effect.

Section 2. Section 17.24.040 Industrial and Agricultural Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix set forth in Table 17.24.040 A is amended to add "solar energy system-commercial (city property)" to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-5	RMX	RO	OB
Solar energy system-commercial (city property)*	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87

B. The matrix set forth in Table 17.24.040 A is amended to add “solar energy system-commercial (non-city property)” to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	R-5	RMX	RO	OB
Solar energy system-commercial (non-city property)*															

C. The matrix set forth in Table 17.24.040 B is amended to add “solar energy system-commercial (city property)” to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F
solar energy system-commercial (city property)*	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87

D. The matrix set forth in Table 17.24.040 B is amended to add “solar energy system-commercial (non-city property)” to read as follows:

Uses Allowed	EC	HC	SC	C-1	C-2	C-3	C-4	M-1	M-1(S)	M-2	M-2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	AR P-F
solar energy system-commercial (non-city property)*							88	88	88	88	88						88	88		

E. Except as specifically amended for the uses indicated in subsections A, B, C, and D,, Section 17.24.040 and Tables 17.24.040 A and 17.24.040 B remain unchanged and in full force and effect.

Section 3. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 87 is added to Section 17.24.050 to read as follows:

87. A solar energy system-commercial located on city property is allowed in this zone and is exempt from the provisions of this title.

B. Footnote 88 is added to Section 17.24.050 to read as follows:

88. A zoning administrator special permit shall be required to establish a solar energy system-commercial (non-city property) in this zone pursuant to and subject to the findings required by Chapter 17.212. In approving a special permit, the zoning administrator shall have the authority to vary height, setback, lot coverage, and public street frontage and access requirements of this title and Title 16. Notwithstanding the provisions of Section 17.212.100(G), if the solar energy system-commercial use ceases, either voluntarily or involuntarily, for a continuous period of one year or more, the special permit shall be deemed automatically revoked, and the solar energy system-commercial and all related equipment and accessory structures shall be removed from the site.

C. Except as specifically amended by adding footnotes 87 and 88 as set forth in subsections A and B, Section 17.24.050 remains unchanged and in full force and effect.

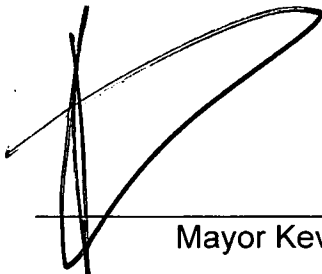
Adopted by the City of Sacramento City Council on August 16, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Sheedy, and Mayor Johnson.

Noes: None.


Abstain: None.

Absent: Councilmember Schenirer.



Mayor Kevin Johnson

Attest:



Shirley Concolino, City Clerk

Passed for Publication: August 9, 2011

Published: August 12, 2011

Effective: September 14, 2011