

ORDINANCE NO. 2019-0006

Adopted by the Sacramento City Council

March 5, 2019

An Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code, Relating to Planning and 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. Subsection A of section 17.104.050 of the Sacramento City Code is amended to read as follows:
 - A. Number of residential units. When the calculation of residential density results in a fraction, with a fractional part that is less than one-half, the number of allowed dwelling units is rounded down to the whole number. If the fractional part is equal to or greater than one-half, the number of allowed dwelling units is rounded up to the next whole number. For example, assuming a minimum lot area per unit of 1,500 square feet and a 6,750 square foot lot, divide 6,750 by 1,500, which equals 4.5. The number of units allowed on the lot is 5 units (4.5 rounded up to the whole number 5). Notwithstanding this subsection, a project shall not exceed the maximum allowed number of units permitted under the general plan designation.
 - B. Except as amended by subsection A above, all provisions of section 17.104.050 remain unchanged and in full effect.

SECTION 3.

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

1. A row for “hotel; motel” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Hotel; motel	
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2. A row for “veterinary clinic; veterinary hospital” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed
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3. The “Hotel; motel” row is deleted from subsection B.2 (Conditional uses, commercial and institutional uses).
4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses, commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	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 4.

A. Section 17.228.105 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:
 - B. Maximum area—calculation. The floor area of a secondary dwelling unit may not exceed 1,200 square feet. The calculation of floor area includes all floor area within the building envelope, excluding garage space and stairs.

2. Subsection C is amended to read as follows:

C. Development standards.

1. The minimum distance between the primary single-unit dwelling and a detached secondary dwelling unit is four feet.
2. The height, lot coverage, and setback requirements applicable to the lot on which the secondary dwelling unit is located apply to the secondary unit, except for the following:
 - a. No setback is required for an existing legally-constructed accessory structure that is converted to a secondary dwelling unit, provided there is no change to the building envelope.
 - b. No interior side-yard or rear-yard setback is required for a secondary dwelling unit that has a building height of 10 feet or less, has an overall height of 18 feet or less, and is located more than 60 feet from the front property line. No part of any dormer on such a unit may be located on the same plane as the wall below. The combined width of all dormers on a single roof plane may not exceed one-fourth of the width of the roof plane where the dormers are located.
 - c. No interior side-yard or rear-yard setback is required for the ground floor of a multistory secondary dwelling unit that is more than 60 feet from the front property line. The second floor and above must have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.
 - d. A secondary dwelling unit that is less than 60 feet from the front property line must have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.
3. Notwithstanding subsections C.1 and C.2, a secondary dwelling unit may not project into the required setback from the landside toe of a levee.

3. Subsection D. is amended to read as follows:

D. Design standards.

1. The design of the secondary dwelling unit must conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located.
2. New secondary dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.
3. No portion of a secondary dwelling unit balcony, deck, or open-stair landing that faces the rear lot line or the side lot line nearest to the secondary dwelling unit may be higher than three feet from the ground.

B. Except as amended by subsection A above, all provisions of section 17.228.105 remain unchanged and in full effect.

SECTION 5.

A. Section 17.228.126 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Administrative permit. A temporary commercial building intended to be used for not more than one year while the commercial use’s permanent location is prepared for occupancy requires the issuance of an administrative permit. The temporary commercial building must be located within 300 feet of the commercial use’s permanent building or tenant location.

2. Subsection D is amended to read as follows:

D. Term. The temporary commercial building permit shall be valid for one year from the date of its issuance and may be renewed.

B. Except as amended by subsection A above, all provisions of section 17.228.126 remain unchanged and in full effect.

SECTION 6.

- A. Subsection A of section 17.228.300 of the Sacramento City Code is amended to read as follows:
- A. Antenna mounted on existing building or structure—General. Except as provided in section 17.808.160 and subsections B, C, and D of this section, and except for an antenna subject to sections 17.228.310 or 17.228.320, an antenna mounted on an existing building or structure, together with related equipment, is subject to director-level site plan and design review and shall conform to the following development standards:
1. The antenna, and its related equipment, shall not project above the roof parapet or penthouse roof line of the building, or the highest point of the structure to which the antenna is attached, by more than 12 feet.
 2. The antenna, and its related equipment, shall not extend out more than six feet from the face of the building or surface of the structure to which is it attached.
 3. The antenna panels and all brackets and cables shall be painted to match the building or structure at the point of attachment.
 4. The equipment cabinet, if any, is located in one of the following locations:
 - a. On the roof of, or within, the building or structure on which the antenna is mounted;
 - b. Within any building located on the same parcel as the building or structure on which the antenna is mounted; or
 - c. On the ground and outside of any required setback or parking area on the same parcel as the building or structure on which the antenna is mounted.
 5. An equipment cabinet located on a building roof shall conform to the requirements for roof-mounted mechanical equipment in chapter 17.600.
- B. Except as amended by subsection A above, all provisions of section 17.228.300 remain unchanged and in full effect.

SECTION 7.

- A. Subsection C of section 17.228.910 of the Sacramento City Code is deleted.
- B. Except as amended by subsection A above, all provisions of section 17.228.910 remain unchanged and in full effect.

SECTION 8.

- C. Subsection D.3 of section 17.228.920 of the Sacramento City Code is amended to read as follows:
 - 3. The cannabis dispensary site is within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area; or
- D. Except as amended by subsection A above, all provisions of section 17.228.920 remain unchanged and in full effect.

SECTION 9.

- A. Subsection C of section 17.452.040 of the Sacramento City Code is amended to read as follows:
 - C. Amendment of a planned unit development schematic plan or development guidelines. An amendment to a planned unit development schematic plan or development guideline is legislative in nature and subject to the procedural requirements in section 17.808.230. Amendments may be initiated by the city council, the planning and design commission, or by request by the owner of any parcel of property within the planned unit development.
- B. Except as amended by subsection A above, all provisions of section 17.452.040 remain unchanged and in full effect.

SECTION 10.

- A. Subsection E.2 of section 17.508.070 of the Sacramento City Code is amended to read as follows:
 - 2. Sections 17.508.040 and 17.508.060 and subsections A through D of this section do not apply to alley access.
- B. Except as amended by subsection A above, all provisions of section 17.508.070 remain unchanged and in full effect.

SECTION 11.

A. The “multi-unit dwelling (3 units or more)” row in section 1 of Table 17.608.030C (Residential uses) of the Sacramento City Code is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or dedicated storage space for each unit	No spaces required	0.1 space per 10 dwelling units or 2 spaces whichever is greater	No spaces required	1 space per 20 dwelling units or 2 spaces, whichever is greater
b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater

B. Except as amended by subsection A above, all provisions of section 17.608.030 remain unchanged and in full effect.

SECTION 12.

A. Subsection H of Section 17.608.040 of the Sacramento City Code is amended to read as follows:

H. Access to the required on-site parking shall be provided by a driveway that complies with chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

SECTION 13.

A. Subsection A.1 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

- A. Administrative parking permit. Alternatives and other modifications to the standard off-street parking requirements stated in this subsection A are permitted with approval of an administrative parking permit. The planning director shall approve an application for an administrative parking permit if the alternatives proposed in the application substantially conform to the requirements in this section.
1. On-site alternatives to required vehicle off-street parking. One or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:
 - a. Additional bicycle parking. Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.
 - b. Carsharing. One carshare space may be substituted for four required on-site vehicle parking spaces. "Carshare space" means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.
 - c. Scooter and motorcycle parking. One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.
 - d. Shared parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times.
 - e. On-street parking. Each on-street parking space directly adjacent to the subject parcel may be substituted for one on-site vehicle parking space. If the parking in the street is unmarked, each 24 feet of adjacent street frontage that can be legally parked shall equal one on-street parking space.
 - f. Shared bicycles. Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

- g. Transportation management plan. The required number of on-site vehicle parking spaces for a development site or use shall be reduced by 35% if a transportation management plan permit has been approved under chapter 17.700.

- B. Except as amended by subsections A above, all provisions of section 17.608.060 remain unchanged and in full effect.

SECTION 14.

- A. Subsection A of section 17.620.110 of the Sacramento City Code is amended to read as follows:

The regulations in this section apply to walls and fences for single-unit, duplex, and multi-unit dwelling developments.

- A. Front yards and street side yards. Walls or fences not exceeding 4 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas, subject to the following exceptions.
 - 1. Exception—Welded-metal fences. A decorative, open wrought-iron or tubular-steel fence not exceeding 6 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas.
 - a. This exception does not authorize solid walls or fences composed of chain link, woven wire, wood, or materials other than open wrought iron or tubular steel.
 - b. A post or pilaster, consisting of masonry, brick, or other solid material, not exceeding 18 inches square and 6 feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of 6 feet.
 - 2. Exception—Chain link and woven-wire fences. Chain link and woven-wire fences are prohibited within the front-yard and street side-yard setback areas.

3. Exception—Street side-yard setback area.
 - a. Fence location. A fence or wall not exceeding 6 feet in height may be placed within the street side-yard setback area if it is either located at least five feet from the street side property line or is placed on a line parallel to the street and that represents the extension of the wall of the main building that is nearest to the street.
 - b. Landscaping requirement. Climbing vines, shrubs, or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the wall or fence and property line shall be landscaped with grass or other low groundcover. All plants shall be properly irrigated and maintained. Only living vegetation may be used to meet the landscaping requirements.
4. Exception—Gate feature. A decorative gateway feature is permitted if the feature has a maximum height of 10 feet, a maximum length of 8 feet, and a maximum width of 24 inches.

B. Except as amended by subsection A above, all provisions of section 17.620.110 remain unchanged and in full effect.

SECTION 15.

- A. Footnote 3 in section 17.624.040 of the Sacramento City Code is amended to read as follows:
 3. Driveways for single-unit and duplex dwellings. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.
- B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 16.

- A. Footnote 6 in section 17.624.050 of the Sacramento City Code is amended to read as follows:
 - 6. Driveways and maneuvering requirements for single-unit and duplex dwellings. Driveways for single-unit and duplex dwellings shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.
- B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 17.

- A. Footnote 2 in section 17.624.060 of the Sacramento City Code is amended to read as follows:
 - 2. Minimum dimensions. Minimum interior dimensions for the parking pad are 10 feet wide by 20 feet deep. This width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet. Access to the parking pad must be paved. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.
- B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 18.

- A. Subsection D is added to section 17.808.160 of the Sacramento City Code to read as follows:
 - D. Antennas that are reviewed or exempt from review under section 3.76.050.
- B. Except as amended by subsection A above, all provisions of section 17.808.160 remain unchanged and in full effect.

SECTION 19.

- A. Subsection B.3 of section 17.808.230 of the Sacramento City Code is amended to read as follows:

3. An amendment to a planned unit development schematic plan or development guideline is subject to review by the planning and design commission, unless the amendment solely relates to a sign program specified in section 17.452.040.B.2.b, in which case the amendment is subject to review at the director level.

B. Except as amended by subsection A above, all provisions of section 17.808.230 remain unchanged and in full effect.

Adopted by the City of Sacramento City Council on March 5, 2019, by the following vote:

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

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.03.07 13:13:45
-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.

Passed for Publication: February 26, 2019

Published: March 1, 2019

Effective: April 4, 2019