

City Planning Commission  
Sacramento, California

Members in Session:

- Subject:     A.     Environmental Determination
- B.     Zoning Ordinance Amendment to add a definition for a  
                      dormitory use (M89-037)

Location:    City-wide

SUMMARY:

The proposed Zoning Ordinance Amendment would add language to Section 22 of the Ordinance defining a dormitory use. The purpose of the amendment is to clarify the distinction between a dormitory facility and other similar types of rooming and boarding, lodging, and motel/hotel types of uses in the City.

The proposed definition identifies the type of facility, minimum length of stay for a tenant, and the number of guest rooms. Staff recommends that the Planning Commission recommend adoption of the attached Zoning Ordinance amendment to the City Council.

BACKGROUND INFORMATION:

Although a dormitory use is identified in the land use category chart in Section 2 of the Zoning Ordinance, a dormitory facility is not defined in Section 22 of the Ordinance. Under the current zoning ordinance, a dormitory use is permitted in certain residential and commercial zones (R-1, R-1B, R-2, R-2A, R-3, R-3A, R-4A, R0, SC, C-1, C-3) subject to a special permit; and are allowed by right in the R-4, R-5, and C-2 zones if inside the "Old City."

From a land use perspective, the City considers residential uses with six (6) or more sleeping rooms with a common bath and kitchen and an owner or manager residing on the premises as a dormitory facility. There are, however, several facilities, particularly in the Central City, similar in nature to a dormitory facility.

The similarity between a hotel facility and a dormitory is they both are designed as living space for individuals to lodge with or without meals, with six or more guest rooms. The difference between the two is a hotel is typically oriented to tourists as a more or less temporary place to sleep and no provisions are made for cooking. A dormitory use is intended for rental purposes for long-term stay with a common kitchen and bath facility. A dormitory facility is also similar in nature to a rooming and boarding house, in that, they are residential dwellings with long-term lodging with or without meals and the owner or manager resides. The distinction is that a rooming and boarding house contains no more than five guest rooms and a dormitory has six or more guest rooms. Lastly, a bed and breakfast inn and a dormitory are both identified as a dwelling in which the owner or manager resides and lodging is provided with or without meals. The distinction between the two uses is a bed and breakfast inn allows only temporary night-to-night lodging not to exceed 14 consecutive days, while a dormitory is intended to be used for rental purposes only for a minimum of (thirty) 30 days or more.

A definition of a dormitory is added in the ordinance to clearly describe and define a dormitory facility.

Staff recommends the following dormitory definition:

Dormitory: A dwelling with or without on-site accessory structures containing six or more guest rooms intended to be used for rental purposes, a minimum of thirty (30) days or more, for living and sleeping purposes by tenants, and in which, for compensation, a common kitchen and bathroom facility is provided. The manager or house owner may reside on the premises. Dormitory does not include a family care or residential care facility, and which is also the primary residence of these tenants.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the attached Zoning Ordinance Amendment and forward to City Council.

Respectfully submitted,

Art Gee  
Principal Planner

AG/BW/kjr

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SECTION 22-A-109 OF THE  
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF  
SACRAMENTO. ORDINANCE NO. 2550. FOURTH SERIES. RELATING  
TO DORMITORIES (M89-037)

## Section 1

Section 22-A-109 is hereby added to the Comprehensive Zoning Ordinance, No. 2550, Fourth Series. to read as follows:

109: Dormitory. A dwelling with or without on-site accessory structures containing six or more guest rooms intended to be used for rental purposes, a minimum of thirty (30) days or more, for living <sup>and</sup> sleeping purposes by tenants, and in which, for compensation, a common kitchen and bathroom facility is provided. The manager or house owner may reside on the premises. Dormitory does not include a family care or residential care facility, and which is also the primary residence of these tenants.

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MAYOR

ATTEST:

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CITY CLERK

M89-037

6-8-89

Item 15