

ORDINANCE NO.
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 2-E-13 AND SECTION 3-B-21, 22 AND 24 AND ADDING SECTION 3-C-26 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO RESIDENTIAL USE, HEIGHT AND DENSITY IN THE HEAVY COMMERCIAL, LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL (C-4, M-1 AND M-2) ZONES WITHIN THE CENTRAL CITY (M91-008)

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

SECTION 1.

Section 2-E-13 of The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

13. Residential uses in the C-4, M-1, M-1(S), M-2, and M-2(S) Zones:

- a. Except as provided in (b) and (c) below, living quarters for a guard or security personnel shall be the only residential uses permitted in the C-4, M-1, M-1(S), M-2 and M-2(S) zones.
- b. Property within the Central City, zoned C-4, M-1 and M-2, in which a building or structure had been previously used for lawful residential purposes may be restored to residential use pursuant to a Planning Director's Special Permit.
- c. Property located within the Central City and zoned C-4, M-1 and M-2 may be used for residential purposes pursuant to a Special Permit issued by the Planning Commission.
 1. Density and lot coverage shall be determined by the Planning Commission, subject to compatibility with the surrounding land uses. In no case shall density and lot coverage exceed what is allowed in the R-5 zone.

Section 2. Section 3-B-21, Section 3-B-22 and Section 3-B-24 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2250, Fourth Series, as amended) is hereby amended to read as follows:

APP.# M91-008

MEETING DATE July 25, 1991

ITEM # 2014

Zone	Location	Maximum Height	Front	Rear	Interior Side	Street Side	Maximum Lot Coverage	Min. Lot Area per D/U in sq. ft.*
21. C-4	General Old City	75 ft. (26)	(7) NR	(5) (5)	(6) (6)	NR NR	NR (26)	NA (26)
22. M-1	General Old City	75 ft. (26)	(7) NR	(5) (5)	(6) (6)	NR NR	NR (26)	NA (26)
24. M-2	General Old City	75 ft. (26)	(7) NR	(5) (5)	(6) (6)	NR NR	NR (26)	NA (26)

Section 3. The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Section 3-C-26 to read as follows:

26. The following requirements apply to the C-4, M-1, M-2 zones within the Central City:

1. Non-Residential

a. Height - Within the Central City, the height limits shall be the same as the height limit specified outside the Central City, provided, however, that a Special Permit may be granted to permit buildings of additional height. (However, there shall be no height limit and no Special Permit required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located).

b. Lot Coverage - Within the Central City, the maximum lot coverage shall be the same as that specified outside the Central City, provided, however, that a Special Permit shall be required for any building to be constructed or expanded to exceed 75,000 square feet of gross floor area, except that a Special Permit shall not be required for any building for which the Redevelopment Agency has entered into a contract with the developer whose contract governs the requirements for development of the building and the parcel or parcels upon which it is to be located.

c. Lot Area - no requirement.

2. Residential Projects and Mix Use Projects (combination residential and non-residential)

- a. Height - Within the Central City the height limit shall be 35 feet, provided, however, that a Special Permit may be granted to permit buildings of additional height. However, there shall be no height limit and no Special Permit required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located.
- b. Lot Coverage/Lot Area - The minimum lot area per dwelling unit and the maximum lot coverage shall be as follows:

	<u>Maximum Lot Coverage</u>	<u>Minimum Lot Area</u>
1.	70 percent lot coverage	- 500 square feet.
2.	65 percent lot coverage	- 450 square feet.
3.	60 percent lot coverage	- 400 square feet.
4.	55 percent lot coverage	- 350 square feet.
5.	50 percent lot coverage	- 300 square feet.
6.	45 percent lot coverage	- 250 square feet.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

