

RESOLUTION NO. 96-403

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 30 1996

A Resolution Establishing the Expanded North Area Design Review District, Consisting of Council District 2 in Its Entirety and that Portion of District 1 North of the American River; and Establishing Design Standards and Requirements for Design Review within the Expanded North Area Design Review District, Including Minimum Standards for the New Construction of Single and Two-Family Structures, and for Additions or Exterior Modifications to Such Structures.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Expanded North Area Design Review District, consisting of all of District 2 and that portion of District 1 north of the American River, is hereby approved. The North Area Design Review District is shown on Attachment 1.
2. Except as provided below, development within the Expanded North Area Design Review District shall be subject to design review pursuant to Section 16 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, 4th Series, as amended).
3. Design review pursuant to Section 16 shall be required of the following development:
 - a. all development within the redevelopment areas located in the Expanded North Area Design Review District;
 - b. new construction of multi-family housing, and additions and exterior modifications to existing multi-family housing, in the Expanded North Area Design Review District;
 - c. non-residential projects in the Northgate Special Planning District.

Unless required by the City Council, Planning Commission or Zoning Administrator as a condition of special permit or other discretionary entitlement, design review pursuant to Section 16 shall not be required for any other type of development within the Expanded North Area Design Review District.

FOR CITY CLERK USE ONLY

EXHIBIT B

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4. Projects for which design review is required by Section 2 and 3 above shall comply with the North Sacramento Redevelopment Area Design Guidelines previously approved and adopted.
5. Pursuant to Ordinance No. 96-007, the following projects shall be subject to the minimum design standards set forth in Attachments 2 and 3 to this resolution, as adopted by Section 6 of this resolution:
 - a. District 1: The following types of development in that portion of District 1 within the Expanded North Area Design Review District:
 - i. New construction of one and two-family dwellings;
 - ii. Additions and exterior modifications to existing one and two-family dwellings where the proposed changes are visible from any street view.
 - b. District 2: The following types of development in District 2:
 - i. New construction of one and two family dwellings;
 - ii. Additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.
6. The minimum design standards set forth in Exhibits 2 and 3 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Ordinance No. 96-007, development specified in Section 5 above shall comply with the minimum design standards set forth in Exhibits 2 and 3 hereto or comply with the design review requirements of Section 16.
7. Design review pursuant to the provisions of this resolution shall commence on August 1, 1996 or upon the effective date of Ordinance No. 96-___, whichever is later.
8. Staff is directed to report back on the results of the program approximately one year from the date of commencement of use of the minimum design standards for design review pursuant to this resolution.

MAYOR

ATTEST:

Valerie A. Burrows
CITY CLERK

nsacdegn.res

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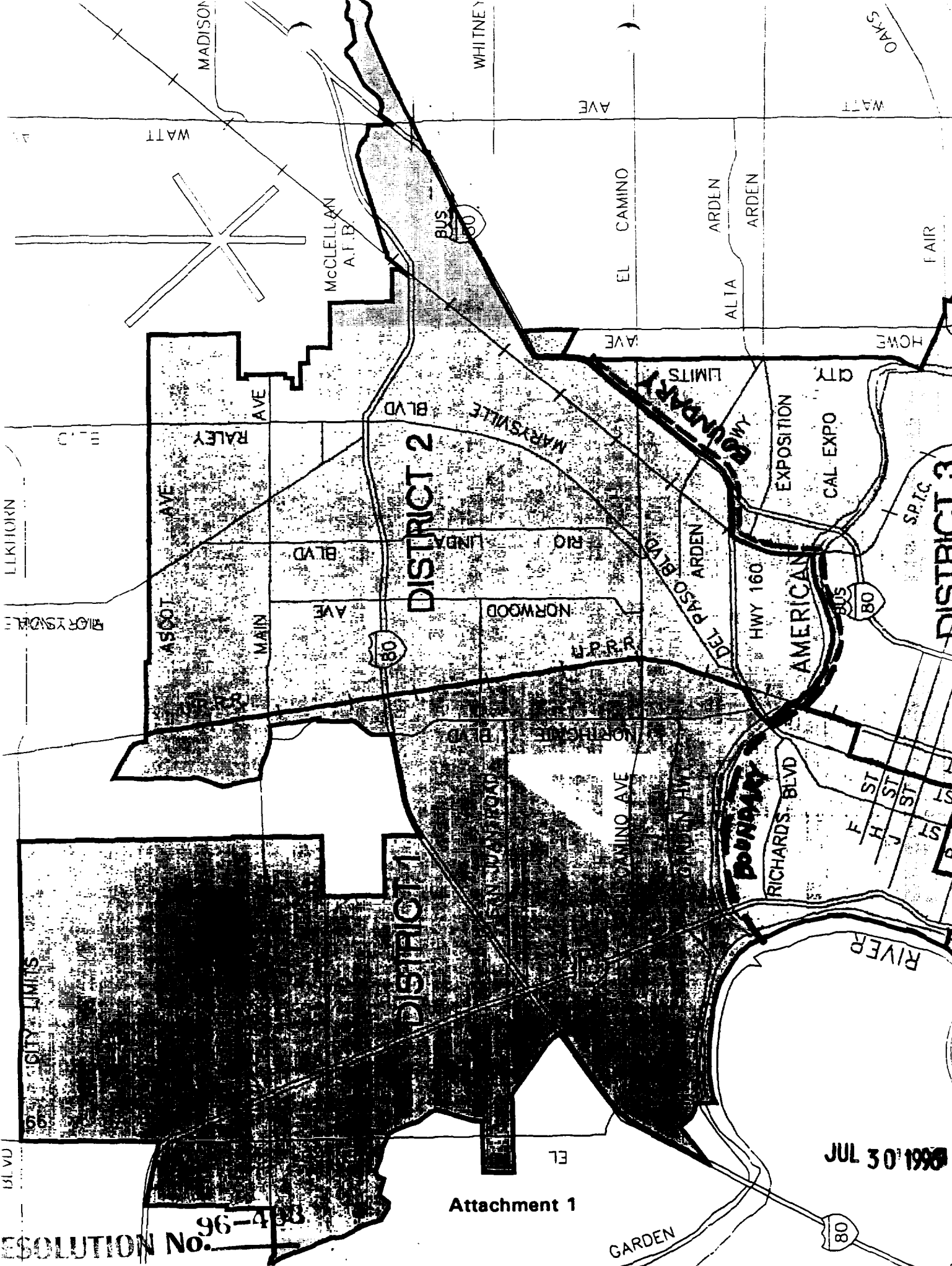
EXHIBIT B

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RESOLUTION No. 96-433

Attachment 1

JUL 30 1996



ELK HORN

RIVERSIDE

CITY LIMITS

BLVD

ELK

WATT

MADISON

McCLELLAN A.F.B.

WHITNEY

AVE

EL CAMINO

ARDEN

ARDEN

ALTA

WATT

OAKS

FAIR

HOWE

CITY

EXPOSITION

CAL EXPO

S.P.T.C.

DISTRICT 3

DISTRICT 2

DISTRICT 1

AMERICAN

BOUNDARY

RICHARDS BLVD

RIVER

80

EL

GARDEN

I	ST
H	ST
J	ST
F	ST
P	ST

**EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction
NEW CONSTRUCTION**

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Front yard setback is the average of the two adjacent structures.
- 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front and street side yard landscaping shall be provided.

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.

C. Fencing: Side and rear yard fencing shall be provided. Front yard fencing is optional, and if proposed shall meet the minimum standards as follows.

Interior side yard/rear yard fencing (no setback required)

Check one:

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted concrete block, brick, or plaster finished wall provided.

Street side yard fencing (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- 1. Wood fencing provided.
- 2. Chain link with vinyl coating (green color recommended) with vines provided.
- 3. Painted ornamental steel (wrought iron) fence provided.
- 4. Painted concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0" high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches differ, in which case the predominant roof pitch shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

- 1. Roof forms and pitches are similar to adjacent and surrounding structures.
- 2. No adjacent structures or predominant roof pitches exist, 5 in 12 pitch provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided facing the street.

The following are required and must all be checked for compliance:

- 1. Entry and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.

C. Front Porch/Decorative Entry Element: A usable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min.

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction
NEW CONSTRUCTION

The following site design standards and building design standards shall apply to all new construction of one and two family structures in the Expanded North Area Design Review District consisting of Council District Two in its entirety and that portion of Council District One north of the American River.

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent structures. The proposed project shall comply with one of the following options:

1. The front yard setback shall be the average of the setbacks of the two adjacent structures;
2. The front yard setback shall not vary more than 5'-0" from adjacent structures, and the required setback and allowable lot coverage shall be provided in the manner required by Section 3 of the Zoning Ordinance; or
3. If no adjacent structures exist, the project shall meet the Zoning Ordinance requirements for front yard setback.

B. Landscaping: Front and street side yard landscaping shall include shade tree(s), lawn, and a sprinkler system for irrigation.

C. Fencing: Side and rear yard fencing shall be provided, and shall comply with one of the specified options for each category:

1. Interior side yard/rear yard fencing; no setback is required. The fence shall be built with one of the following materials:
 - a. Wood fencing;
 - b. Standard chain link fencing with dark green vinyl coating; or
 - c. Painted concrete block, brick, or plaster finished wall.
2. Street side yard fencing; a minimum five foot (5'-0") setback is required provided that if the fence is less than three feet in height, no setback is required. The fence shall be built with one of the following materials:
 - a. Wood fencing;
 - b. Chain link with dark green vinyl coating, and with vines;
 - c. Painted ornamental steel (wrought iron) fence; or
 - d. Painted concrete block, brick, or plaster finished wall (max. 6'-0" high except at front yard setback shall be max. 3'-0" high").
3. Front yard fencing is optional. If a front yard fence is proposed, it shall not exceed three feet in height if located within the front setback, and up to six feet in height for wrought iron fencing, as specified in the Zoning Ordinance; and it shall be built with one of the following materials:
 - a. Painted wood picket or split-rail fence (max. 3'-0" high);
 - b. Chain link with dark green vinyl coating (max. 3'-0" high) with vines;
 - c. Painted ornamental steel (wrought iron) fence (max. 6'-0" high); or
 - d. Painted concrete block, brick, or plaster finished wall (max. 3'-0' high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms, such as gabled or hipped roofs, shall be similar to the roof forms of structures located on either side of the block in which the proposed project is located. A minimum of 5 in 12 roof pitch is required unless a majority of the roof pitches on the existing structures on either side of the block in which the proposed project is located differ, in which case the predominant roof pitch shall be incorporated in the new structure.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided facing the street. The proposed project shall comply with all

of the following requirements:

1. The entry and "front" of the structure shall face the street.
2. One or more windows which face the street shall be provided.
3. A front door with decorative raised panels, and which faces the street shall be provided.

C. Front Porch/Decorative Entry Element: A usable front porch shall be provided. The proposed project shall comply with one of the following options:

1. Front porch, not less than 5'-0" square, with decorative posts and railing; or
2. Decorative Entry element with concrete stoop, not less than 4'-0" square), with decorative columns and decorative roof cover.

D. Garages: Garages are required and shall be recessed back 3'-0" to 5'-0" from the face of the primary structure. The garage shall match the design of the primary structure. The proposed project shall indicate comply with one of the following options:

1. Attached garage;
2. Side entry garage with decorative window in side facade visible from street view; or
3. Detached garage matching the main structure design.

E. Accessory Structures: All new attached or detached accessory structures as defined in the Zoning Ordinance, such as storage sheds and workshops, shall match materials and design of existing primary structures on the property on all sides visible from any abutting street(s).

F. Exterior Materials: Exterior materials shall be complimentary to adjacent structures and shall serve to improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and wrap a minimum of 2'-0" around facades not facing any street. The proposed project shall comply with one of the following options for each category:

1. Exterior siding shall be one of the following:
 - a. Horizontal siding;
 - b. Wood shingle or shake siding;
 - c. Plaster (stucco) siding and door/window trim;
 - d. Brick as main facade material;
 - e. Grooved, textured plywood siding with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot. If untextured plywood with no grooves is proposed, 1X battens at a minimum of 12" on center shall be provided to create a board and batten appearance; or
 - f. Vinyl siding with wood trim at doors and windows
2. Roofing shall be one of the following:
 - a. Laminated, dimensional composition shingles with a minimum warranty of 25 years, and with heavy ridge caps placed at all roof ridges;
 - b. Concrete or tile roofing; or
 - c. Wood shake or wood shingle roofing.
3. Gutters/Downspouts shall be provided and shall be painted or prefinished.

G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades; windows not visible from abutting street(s) are not required to be of decorative design and trim. All window frames shall have integral paint color. Exterior entry doors with raised panel design and decorative trim shall be provided. Garage doors and windows shall comply with one of the following options for each category:

1. Garage doors shall be one of the following:
 - a. Decorative sectional garage door with raised panel design and decorative trim;
 - b. Alternative garage door that provides raised panel design.
2. Windows shall be one of the following:
 - a. Double or single hung windows with decorative trim/sill;
 - b. Horizontal sliding windows with grids and decorative trim/sill;
 - c. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf.

H. **Mechanical Equipment:** Mechanical equipment shall not be placed on the roof so as to be visible from abutting street(s). Placement of equipment shall comply with one of the following options:

1. Mechanical equipment shall be attic and/or ground mounted with screening.
2. Mechanical equipment shall be roof mounted where not visible from abutting street(s).

III. Application Requirements

Applicants shall be required to submit an application to initiate the design review process, and shall submit drawings, diagrams, photographs, or any other material as specified by staff to establish compliance with the minimum standards. Photographs shall be utilized by staff in reviewing setbacks, roof forms/pitch, existing structures in the vicinity of the proposed project, and compliance of additions/modifications with existing structures. When roof mounted equipment is proposed, a diagram indicating compliance with the minimum standards shall be required.

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EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction
ADDITIONS/EXTERIOR MODIFICATIONS VISIBLE FROM ABUTTING STREET(S)

The following site design standards and building design standards shall apply to all additions and exterior modifications visible from any abutting street(s) of one and two family structures in the Expanded North Area Design Review District consisting of Council District Two in its entirety and that portion of Council District One north of the American River.

I. Site Design Standards

A. Setbacks: Additions shall be placed on the site to generally align with adjacent structures. The proposed project shall comply with one of the following options:

1. The front yard setback is the average of the two adjacent structures;
2. The front yard setback shall not vary more than 5'-0" from adjacent structures;
3. If no adjacent structures exist, the project shall meet the Zoning Ordinance requirements for front yard setback; or
4. The front yard setback shall not be impacted by the proposed addition or remodel.

B. Landscaping: Front and street side yard landscaping shall be provided and shall comply with one of the following options:

1. Front and street side yard landscaping shall be provided to include: shade tree(s), lawn, and a method to provide irrigation; or
2. Existing landscaping consisting of lawn and tree(s) shall remain and shall be refurbished

C. Fencing: If new fencing is proposed, the fencing shall comply with one of the specified options for each category:

1. Interior side yard/rear yard fencing; no setback is required. The fence shall be built with one of the following materials:
 - a. Wood fencing;
 - b. Standard chain link fencing with dark green vinyl coating; or
 - c. Painted concrete block, brick, or plaster finished wall.
2. Street side yard fencing; a minimum five foot (5'-0") setback is required provided that if the fence is less than three feet in height, no setback is required. The fence shall be built with one of the following materials:
 - a. Wood fencing;
 - b. Chain link with dark green vinyl coating, and with vines;
 - c. Painted ornamental steel (wrought iron) fence; or
 - d. Painted concrete block, brick, or plaster finished wall (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").
3. Front yard fencing is optional. If a front yard fence is proposed, it shall not exceed three feet in height if located within the front setback, and up to six feet in height for wrought iron fencing, as specified in the Zoning Ordinance; and it shall be built with one of the following materials:
 - a. Painted wood picket or split-rail fence (max. 3'-0" high);
 - b. Chain link with dark green vinyl coating (max. 3'-0" high) with vines;
 - c. Painted ornamental steel (wrought iron) fence (max. 6'-0" high); or
 - d. Painted concrete block, brick, or plaster finished wall (max. 3'-0' high").
4. Existing fences shall comply with one of the following options:
 - a. Existing fence shall remain and shall be repaired as needed; or
 - b. Existing fences shall be removed, new fencing shall meet the minimum standards set forth herewith.

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: The height of the addition shall be proportionate to and compliment the existing structure. Roof forms, such as gabled or hipped roofs, of the proposed addition shall match the roof forms of the existing structure.

B. Street Facade: Existing porches and entries facing the street shall not be removed with an addition or remodel. Any addition shall allow for the "front" of the structure and the entry to face the street. Proposed additions shall allow for any existing windows and front door to remain facing the street. The proposed project shall comply with all of the following requirements:

1. Any existing entry and "front" of structure shall remain facing the street.
2. Any existing windows shall remain facing the street.
3. A front door with decorative raised panels, and which faces the street shall be provided.

C. Front Porch/Decorative Entry Element: Any existing front porch shall not be removed from the front facade with a proposed addition or remodel, provided that nothing shall prohibit the remodel, relocation on the front facade, or expansion of any existing front porch. New porches proposed shall be a minimum depth of 5'-0" where existing setbacks allow. Decorative posts and railing shall be provided or a decorative entry element consisting of a "concrete "stoop" (min. 4'-0" square where existing setbacks allow) with decorative columns and a decorative roof cover that matches the existing building. The proposed project shall comply with one of the following options:

1. Front porch, not less than 5'-0" square where setbacks allow, with decorative posts and railing;
2. Decorative entry element with concrete stoop, not less than 4'-0" square where setbacks allow, with decorative columns and a decorative roof cover;
3. New front porch, sized as allowed by existing setbacks;
4. New decorative entry element, sized as allowed by existing setbacks; or

D. Garages: Proposed garages shall be recessed back 3'-0" to 5'-0" from the primary face of the structure, and shall match the design of the primary structure. The proposed project shall comply with one of the following options:

1. Garage recessed 3'-0" to 5'-0" from primary structure;
2. Side entry garage with decorative window in side facade;
3. Detached garage matching the primary structure design

E. Accessory Structures: All new attached or detached accessory structures, as defined in the Zoning Ordinance, such as storage sheds and workshops, shall match materials and design of existing primary structures on the property. Any proposed attached or detached accessory structure visible from abutting street(s) shall match the material and design of existing primary structures on the property.

F. Exterior Materials: Exterior materials shall be consistent with adjacent and surrounding structures and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street. Exterior materials on proposed additions shall match the existing structure. The proposed project shall comply with one of the following options for each category:

1. Exterior siding shall be one of the following:
 - a. Horizontal siding;
 - b. Wood shingle or shake siding;
 - c. Plaster (stucco) siding and door/window trim;
 - d. Brick as main facade material;
 - e. Grooved, textured plywood siding with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance;
 - f. Additions/remodels proposed with plywood siding to match existing shall also add the following to street facing elevations: 2" X 6" (min.) trim at doors, windows, building corners and base, and planter shelves or shutters shall be added to windows; or
 - g. Vinyl siding with wood trim at doors and windows.
2. Roofing shall be one of the following:
 - a. Laminated dimensional composition shingles with a minimum warranty of 25 years, and with heavy ridge caps placed at all roof ridges;
 - b. Concrete or tile roofing;
 - c. Wood shake or shingle roofing; or
 - d. Addition proposed with roofing to match existing.
3. Gutters/Downspouts shall be required if existing building has gutters/downspouts. The proposed

project shall comp., with one of the following options:

- a. Painted or prefinished gutters/downspouts shall be provided to match existing; or
- b. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative, windows not visible from street view is not required to be of decorative design and trim. All window frames shall have integral paint color. Garage doors and windows shall comply with one of the following options in each category:

1. Entry doors shall be one of the following:
 - a. Exterior doors with raised panel design and decorative trim; or
 - b. Existing exterior doors to remain/no new doors proposed.
2. Garage doors shall be one of the following:
 - a. Decorative sectional garage door with raised panel design and decorative trim;
 - b. Alternative garage door that provides raised panel design; or
 - c. Existing door to remain and repaired as needed.
3. Windows shall be one of the following:
 - a. Double or single hung windows with decorative trim/sill;
 - b. Horizontal sliding windows with grids and decorative trim/sill;
 - c. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf; or
 - d. Existing windows to remain/no new windows proposed.

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location. Placement of equipment shall comply with one of the following options:

1. Mechanical equipment shall be attic and/or ground mounted with screening;
2. Mechanical equipment shall be roof mounted where not visible from any abutting street(s).
3. Replacement of existing equipment in same location proposed

III. Application Requirements

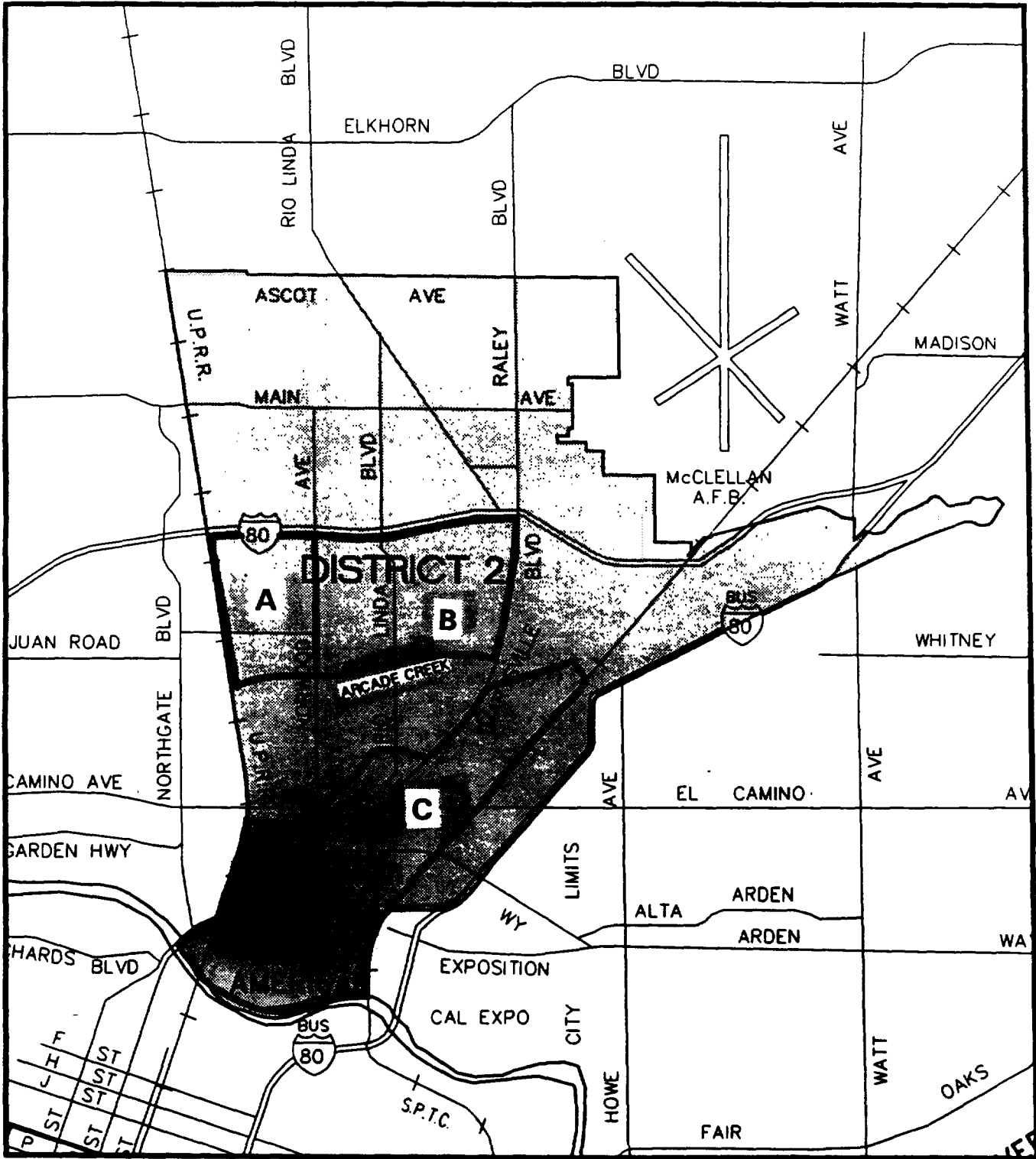
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RESOLUTION No. _____

CURRENT DESIGN REVIEW AREAS IN COUNCIL DISTRICT 2



A-Strawberry Manor Design Review District
 B-Del Paso Heights Redevelopment Area
 C-North Sacramento redevelopment Area

EXHIBIT C

RESOLUTION No. 96-403

JUL 30 1996