

City of Sacramento  
Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT: A. Environmental Determination
- B. Zoning Ordinance Amendment allowing a bay window on any single or two family residential building in the R-1 and R-2 zones, and for single and two family uses in other than R-1 and R-2 zones, to encroach into required setback and courtyard areas when certain requirements are met (M88-068).
- C. Addition to Zoning Ordinance to include the definition for a bay window.

SUMMARY: The proposed Zoning Ordinance amendment would add language to Section 3 of the Zoning Ordinance to allow bay windows to encroach two feet into the required interior side setback, and two feet, six inches into the required front, street side, or rear setback when certain criteria are met. Also, the definition for a bay window would be added to Section 22 of the Zoning Ordinance.

BACKGROUND INFORMATION Bay windows, greenhouse windows, and similar projecting windows are presently not discussed in the Zoning Ordinance. Currently, projecting windows are not allowed to encroach into any required minimum yard (setback) or court area without variance approval from staff, or if controversial, the Planning Commission. Staff approves approximately 4 to 6 variances per year for window encroachments which in the past have been noncontroversial.

Under Section 3.E.12 of the Zoning Ordinance, chimneys and eaves are allowed a two foot encroachment into required minimum setback and court areas. The proposed amendment would provide additional language to this section, allowing bay windows to also encroach into required setback and court areas, when the following requirements are met:

1. For the required Interior Side Setback area, the window encroachment shall not exceed two feet. In no event shall the distance between the bay window and the interior side property line be less than three feet.
2. In the required Front, Street Side, and Rear Setback area the window encroachment shall not exceed two feet six inches. In no event shall the distance between the bay window and the front, street side, and rear setback be less than three feet.
3. A minimum of 14 inches shall be provided above the interior finished floor and the underside of the bay window.
4. Any roof overhanging the bay as part of the bay window structure shall be located within the area of allowed encroachment.
5. The bay window shall not extend into any required vehicle parking, access, or maneuvering area, unless located on the second floor level or above.
6. The total surface of the bay window shall be compatibly designed with the overall building and shall consist at a minimum of 50 percent glass.

Exhibit A will be included in the appendix of the Zoning Ordinance and illustrates numbers one through four above.

The purpose of the proposed amendment is to eliminate the time required by staff (and Commission, when applicable) to review variance requests of this type, and secondly, to allow a bay window into the setback and courtyard areas that is compatibly designed with the structure and does not conflict with current building and fire codes. It is not the intent of the proposed amendment to encourage the addition of interior floor square footage.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have 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,



Will Weitman  
Senior Planner

WW/CS/kjr

AN ORDINANCE AMENDING SECTION 3.E.12 AND ADDING SECTION 22.A.109 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED, RELATING TO BAY WINDOWS

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

SECTION 1.

Section 3.E.12 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series as amended) is hereby amended to read:

12. Projection into minimum yard or court: Every part of a required yard or court shall be open and unobstructed from its lowest point to the sky except:
- (a) chimneys and eaves, which may project into a minimum court or yard two feet:
  - (b) a bay window on any single or two family building in the R-1 and R-2 zone or on a single or two family building in any zone, provided the following requirements are met:
    1. In the required Interior Side Setback area, the window encroachment shall not exceed two feet. In no event shall the distance between the bay window and the interior side property line be less than three feet.
    2. In the required Front, Street Side, and Rear Setback area the bay window encroachment shall not exceed two feet six inches. In no event shall the distance between the bay window and the Front, Street Side, or Rear Setback be less than three feet.
    3. A minimum of 14 inches shall be provided above the interior finished floor and the underside of the bay window.
    4. Any roof overhanging the bay as part of the bay window structure shall be located within the area of allowed bay encroachment.

- 5. The bay window shall not extend into any required vehicle parking, access, or maneuvering areas, unless located on the second level of the building or above.
- 6. The total surface of the bay shall be compatibly designed with the overall building and shall consist at a minimum of 50 percent glass.

SECTION 2.

Section 22.A.109 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series) shall be added to the Ordinance and read as follows:

- 109. A bay window shall include a bay, greenhouse, and any similar type of projecting window including that portion of the structure which contains the window which extends outward from the main wall of the building creating a recess in the interior space of the building.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

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MAYOR

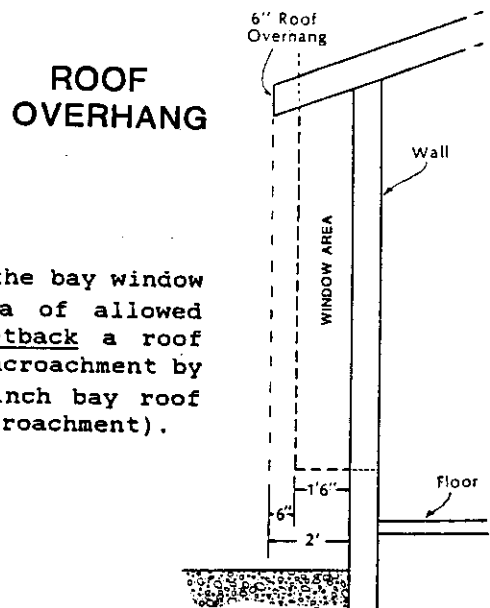
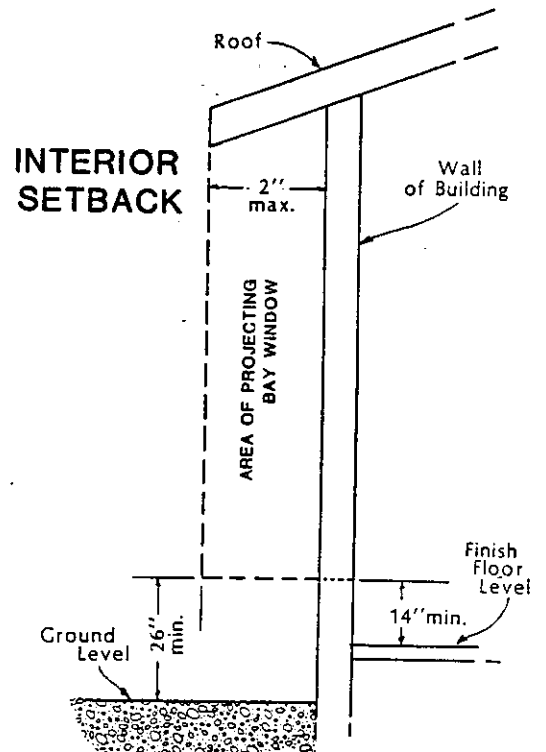
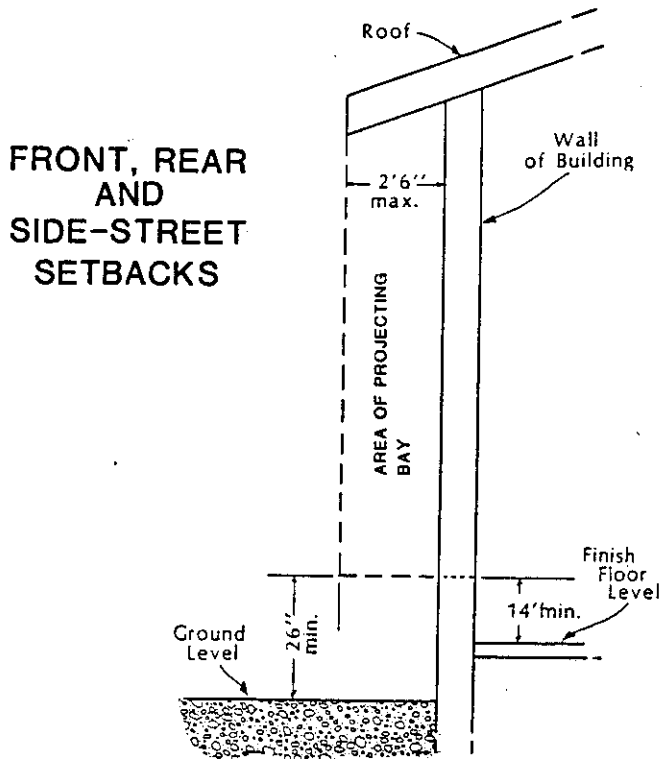
ATTEST:

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CITY CLERK

AN ORDINANCE AMENDING SECTION 3.E.12 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORD. NO. 2550  
 FOURTH SERIES AS AMENDED, RELATING TO PROJECTING AND BAY WINDOWS

A bay window as defined under Section 22.A.109, may encroach 2 feet into the required interior side setback and a maximum of 2 feet 6 inches into the required front, rear, or street side setbacks on single and two family buildings in the R-1 and R-2 zones, and for single and two family residential structures in other than the R-1 and R-2 zones. A minimum clearance of 3 feet is always required between any property line, in any setback area, and the bay window (including any roof eave overhanging the bay window as part of the bay window structure). See six requirements listed in Section 3.E.12.

Because the interior side setback is more restrictive than other setbacks, it is shown separately in the elevations below. In all cases, a minimum of 26 inches of vertical clearance is required from the ground to the bottom of the bay projection on the exterior of the building. A minimum of 14 inches is required between the interior finished floor and the underside of the bay.



If a roof overhang is desired above the bay as part of the bay window structure, it could be located only within the area of allowed encroachment. For example, in the interior side setback a roof overhang could be included within the area of allowed encroachment by providing a 1 foot six inch bay projection and a 6 inch bay roof overhang for a total of 2 feet (the maximum allowed encroachment).