

City Planning Commission
Sacramento, California

Members in Session:

Subject: Zoning Ordinance Amendment relating to additional dwelling units on the front of a lot.

SUMMARY: The proposed Zoning Ordinance Amendment addresses the Section 2-G-1 of the Zoning Ordinance regarding second residential units on the front of a parcel. The amendment eliminates this section of the Zoning Ordinance which allows a second residential unit on the front of a lot if the unit on the rear was constructed prior to 1956. Staff recommends the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION: The current City of Sacramento Zoning Ordinance addresses second residential units in two places: Section 2-G-1 and Section 2-E-30. Section 2-G-1 allows an additional dwelling unit to be built on the front portion of a R-1 zoned lot with a dwelling unit on the rear of the parcel which was built prior to June 6, 1956. This section does not place restrictions upon the size of either unit, however, all setback and lot coverage requirements must be met, and a special permit from the Planning Commission is required. Section 2-E-30 addresses a "typical" second residential unit. It restricts the second unit to a maximum of 640 square feet, requires all setback and lot coverage requirements be met, and also requires a special permit from the Planning Commission. This section does not restrict whether the unit be located on the rear or the front of the lot. These units are normally constructed to the rear of the existing dwelling.

In the last seven years the Planning Commission has approved approximately four dwelling units to be built on the front portion of an R-1 zoned lot (Section 2-G-1). Some of these requests received neighborhood opposition. Under Section 2-E-30 (known as Granny Ordinance) approximately twelve dwelling units have been approved within seven years by the Commission.

Staff believes Section 2-G-1 is rarely used and is outdated. Section 2-E-30 will allow a second dwelling to the front or to the rear of an existing unit in the R-1 zone. In addition, the deep lot section of the Zoning Ordinance allows additional units in the R-1 zone. Staff therefore recommends Section 2-G-1 be deleted.

ENVIRONMENTAL DETERMINATION: The proposed Zoning Ordinance Amendment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b][3]).

APPLC.NO. M91-003 MEETING DATE March 14, 1991 ITEM NO. 23

RECOMMENDATION: Staff recommends the Planning Commission recommend approval of the attached Zoning Ordinance Amendment and forward to the City Council.

Respectfully Submitted,

Will Weitman

Will Weitman
Principal Planner

Report Prepared By,

Cindy Gnos
Assistant Planner

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

AN ORDINANCE DELETING SECTION 2-G-1 OF THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF
SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED) RELATING TO ADDITIONAL DWELLING
UNITS ON THE FRONT OF A LOT (M91-003)

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

Section 2-G-1 of the Comprehensive Zoning Ordinance of the City of
Sacramento (Ordinance 2550, Fourth Series, as amended) is hereby
repealed.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M91-003