

SPECIAL JOINT MEETING CITY COUNCIL & PLANNING COMMISSION

Tuesday, November 27, 2007

5:30 p.m. – Work Session

AGENDA



David M. Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

Troy Konarski, Chair

Tom Moe, Vice Chair

Therese Burke, Commissioner

Matt Cummings, Commissioner

Ray Savorn, Commissioner

Art Smith, Commissioner

Ernest Vance, Commissioner

MAKING YOUR POINT – MAKING IT COUNT

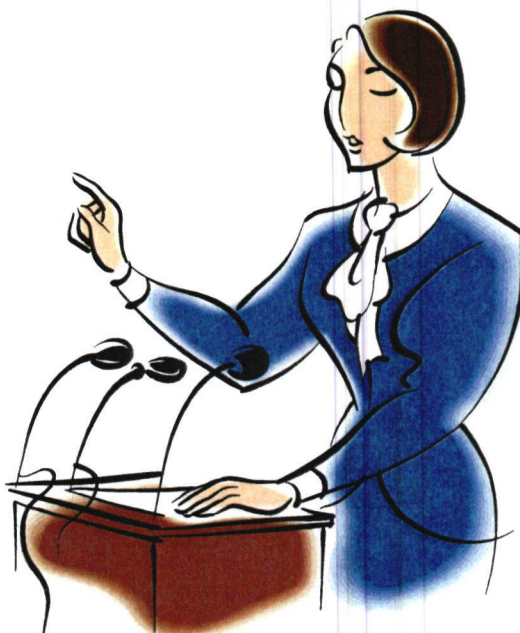
Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.



- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.
- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!



**SPECIAL JOINT MEETING
CITY COUNCIL & PLANNING COMMISSION**

**City Hall
American River Community Room - North
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, November 27, 2007

5:30 p.m. - Work Session

AGENDA

1. WORK SESSION – CALL TO ORDER / ROLL CALL

Council Members Cooley, Skoglund, McGarvey, Budge and Mayor Sander
Planning Commissioners Burke, Cummings, Savorn, Smith, Vance, Moe and Chair Konarski

2. WORK SESSION ITEM

Subject: Discussion of Draft Zoning Code Chapters Regarding Zoning Districts, Allowable Land Uses and Form-Based Provisions.

Recommendation: Review and discuss a portion of the draft Zoning Code, with a focus on zoning districts, allowable land uses and form-based provisions.

Result of Recommended Action: Council and Planning Commission comments and direction on the Draft Zoning Code chapters will allow staff to finalize Article 4: Zoning Districts, Allowable Use and Development Standards and Article 5: Form-Based Provisions, of the Draft Zoning Code currently under development by planning department staff. No formal action is required or anticipated at this meeting.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goals: 1, 2, 4, 5, 6, 7, 8 and 9

3. PUBLIC COMMENT

At a work session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

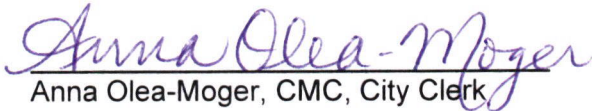
4. ADJOURNMENT

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 27, 2007 Special Meeting of the Rancho Cordova City Council was posted on November 21, 2007 at the office of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 21st day of November 2007 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

2007

NOTE: PROPOSED REGULAR CITY COUNCIL MEETING DATES ARE SCHEDULED ON THE 1ST AND 3RD MONDAY'S OF EACH MONTH, UNLESS WHEN FALLING ON A HOLIDAY, THE MEETING WILL BE SCHEDULED ON THE FOLLOWING TUESDAY (THESE DATES ARE SHADED GREY AND ARE SUBJECT TO CHANGE). REFER TO HOLIDAY SCHEDULES BELOW.

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NEW YEAR'S DAY (MON, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 15)
PRESIDENT'S DAY (MON, FEB 19)
MEMORIAL DAY (MON, MAY 28)

2007 HOLIDAY SCHEDULE - CITY HALL CLOSED (SHOWN ITALICIZED)
INDEPENDENCE DAY (WED, JUL 4)
LABOR DAY (MON, SEP 3)
VETERAN'S DAY (MON, NOV 12)
THANKSGIVING DAY (THUR, NOV 22)

DAY AFTER THANKSGIVING (FRI, NOV 23)
CHRISTMAS EVE (MON, DEC 24)
CHRISTMAS DAY (TUE, DEC 25)

2008

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NEW YEAR'S DAY (TUES, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 21)
PRESIDENT'S DAY (MON, FEB 18)
MEMORIAL DAY (MON, MAY 26)

2008 HOLIDAY SCHEDULE - CITY HALL CLOSED (SHOWN ITALICIZED)
INDEPENDENCE DAY (FRI, JUL 4)
LABOR DAY (MON, SEP 1)
VETERAN'S DAY (TUES, NOV 11)
THANKSGIVING DAY (THUR, NOV 27)

DAY AFTER THANKSGIVING (FRI, NOV 28)
CHRISTMAS EVE (WED, DEC 24)
CHRISTMAS DAY (THURS, DEC 25)

2009

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DECEMBER																				

NEW YEAR'S DAY (THURS, JAN 1)
MARTIN LUTHER KING JR. DAY (MON, JAN 19)
PRESIDENT'S DAY (MON, FEB 16)
MEMORIAL DAY (MON, MAY 25)

2009 PROPOSED HOLIDAY SCHEDULE - CITY HALL CLOSED (SHOWN ITALICIZED)
INDEPENDENCE DAY (FRI, JUL 3 [OBSERVED?])
LABOR DAY (MON, SEP 7)
VETERAN'S DAY (WED, NOV 11)
THANKSGIVING DAY (THUR, NOV 26)

DAY AFTER THANKSGIVING (FRI, NOV 27)
CHRISTMAS EVE (THURS, DEC 24)
CHRISTMAS DAY (FRI, DEC 25)

MEMORANDUM

DATE: November 27, 2007

TO: Honorable Mayor and Council Members
Planning Commissioners

FROM: Pam Johns, Special Projects Manager
Jeffrey S. Beiswenger, Senior Planner

SUBJECT: ZONING CODE UPDATE PROJECTS
Zoning Districts, Allowable Land Uses and Form-based Provisions



RECOMMENDATION

Review and discuss a portion of the draft Zoning Code, with a focus on zoning districts, allowable land uses and form-based provisions. Provide comments and direction to staff on some key policy questions and document contents.

RESULT OF RECOMMENDED ACTION

Council comments will allow staff to finalize the administrative draft version of the zoning code related to zoning districts, allowable uses, development standards and form-based provisions. Council comments and direction will be solicited, but no formal action is requested or anticipated.

BACKGROUND

This is the second of three joint work sessions with the Rancho Cordova City Council and Planning Commission to focus on the creation of the City's first zoning code. The Draft Zoning Code outline is listed below. Given the magnitude of information in the Zoning Code, joint sessions will be held to discuss the code in three component parts (see schedule below). Today's work session focuses on the middle part of the code on zoning districts, allowable uses, general development standards and form based zoning provisions. Another work session will be held in January on the final sections of the zoning code and will focus on development standards and special use provisions as well as definitions.

October 15, 2007

Article 1	Purpose and Authority
Article 2	Procedures
Article 3	Entitlements

November 27, 2007

Article 4	Zoning Districts, Allowable Uses, and Development Standards
Article 5	Form Based Zoning Regulations

January 22, 2008 (tentative date)

Article 6	Site Planning and Development Standards
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Article 7 Special Use Regulations

The primary purpose of tonight's meeting is to highlight and solicit input regarding significant changes from the existing code that are proposed. With the input from the City Council and Planning Commission, staff will make appropriate revisions and present this information to the community and stakeholder groups.

ANALYSIS

As the new zoning code is developed, staff is paying close attention to the work plan approved by the City Council to ensure that the final code achieves project objectives and is not "just another zoning code." While the code is primarily drafted by Planning Department staff, an inclusive process will continue to be used throughout code development to involve all City departments, decision-makers, and key community stake-holders to develop an effective zoning code that meets the needs of Rancho Cordova. Articles 4 and 5 of the zoning code implement the following project objectives:

- Zoning districts, allowable land uses and development standards implement the Rancho Cordova Vision and implement the goals and policies of the General Plan.
- Code adds provisions, allowable uses consistent with Federal and State Law (e.g. second dwelling units, wireless communication facilities, etc.).
- Form-based provisions are established for special zoning district areas and the use of mixed-use zoning districts are expanded to achieve the General Plan vision for more desirable development patterns.
- More flexibility is provided to remove regulatory obstacles to certain types of development – particularly mixed-use.

The proposed code will be a full replacement of the existing Rancho Cordova zoning code. With this in mind, staff is completing a full analysis to ensure that useful provisions from the existing code are carried over into the new code and to describe significant differences. The following is a summary of this analysis.

Article 4 – Zoning Districts, Allowable Uses and General Development Standards

This Article establishes each of the zoning districts and identifies the allowed use provisions and development standards for each. The Article also establishes a system of land use classifications for defining the allowed use provisions.

Chapter 4.1 – Establishment of Zoning Districts

This chapter establishes the framework for zoning districts, the relationship to the City's General Plan Land Use Categories, and implements the City's zoning map. The new code is different than the existing code as follows:

- The new code brings the land use districts established for the City into compliance with Rancho Cordova's new General Plan.
- The new code clarifies the rules for interpretation of the Zoning Map.

Chapter 4.2 – Land Uses Classifications

This chapter establishes land use classifications and describes how land uses are regulated. The chapter explains the Use Classification system, the allowed use and permit requirements, how uses not listed are regulated, and how similar uses are determined. It is not possible to list every possible use, so general categories are provided, specific uses are identified as needed, and a process is provided to classify uses that do not clearly fit into a use classification. This chapter is different than the current zoning code, as follows:

- The new code uses a system of land use classifications that group uses on the basis of common function, product, or compatibility characteristics.
- The new code uses a simplified system of symbols to identify permit requirements, rather than the complex footnote system used in the old code.
- The list of permitted land uses is much shorter than the existing land use list. This shorter list is possible due to descriptive land use definitions that will be provided in Article 11 to correspond to each listed land use (see Attachment 3). A Similar Use Determination process is also provided in Article 3 (Entitlements) when a proposed land use cannot be easily categorized.

Chapter 4.3 – Agricultural Zoning Districts

The City will have some agricultural zoning at the edge of the city and may wish to annex property that is zoned for agriculture in the future. This zoning may be used as a “holding zone” until the property can be rezoned for more intensive use or it could be zoned to allow for the continuation and preservation of agricultural use in key locations. This chapter is different than the current zoning code, as follows:

- The characteristics for the Agricultural Zoning Districts have been simplified and made more relevant for Rancho Cordova.
- The allowed use provisions for the Agricultural Zoning Districts have been updated to more accurately reflect the character of the districts, such as allowing hobby equestrian facilities and prohibiting intensive office and commercial uses.
- The AG-160 and AG-40 districts have been eliminated. There are no properties in the City with these zoning designations.

Chapter 4.4 – Residential Zoning Districts

The purpose of this Chapter is to establish residential zoning districts along with allowed use and development standards applicable to those districts. These districts implement the general plan residential land use categories. This chapter is different than the current zoning code, as follows:

- The new code establishes four new Zoning Districts:
 - Rural Residential (RR) (based on the previous AR-5);
 - Estate Residential (ER) (based on the previous AR-1);

- RD-6 Zoning District, which allows residential development between 5.1 and 6.0 dwelling units per acre;
 - High Density Residential (HDR) Zoning District, which is a more intensive version of the Medium Density Residential district, allowing up to 40 dwelling units per acre.
- The Estate Residential (ER) zone has been added to provide more opportunities for executive housing.
 - The new code includes character descriptions for each of the Residential (RD) Zoning Districts. The previous code only included one overall description.
 - The Mobilehome Subdivision Zoning District (RM-1/RM-2) has been retitled Residential Mobilehome (RMH) and is now applicable to both mobilehome subdivisions and parks.
 - Minimum lot size requirements have been replaced with density requirements that allow for flexibility in lot sizes.

Chapter 4.5 - Mixed Use Zoning Districts

The purpose of this Chapter is to establish several mixed use zoning districts in the City. The City adopted several new mixed zoning districts in November 2006, which were applied to property along Folsom Boulevard and Sunrise Boulevard. These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site. These districts are consistent with and implement the City's following General Plan land use categories: Residential Mixed Use; Commercial Mixed Use; Office Mixed Use; Light Industrial; Local Town Center; Regional Town Center; Local Transit Oriented Development; and Regional Transit Oriented Development. This chapter is different than the current zoning code, as follows:

- The new code establishes three new Mixed Use Zoning Districts – Village Center (VC), Local Town Center (LTC), and Regional Town Center (RTC). Allowed use provisions for these districts are included in this Chapter. Development standards for these districts are included in Article 5 (Form Based Code Provisions).
- The Commercial and Office Zoning Districts of LC, GC, SC, TC, C-O, BP and MP have been eliminated. Any property in these districts will be rezoned to one of the Mixed Use Zoning Districts. The AC Zoning District has been relocated to Chapter 4.6 (Automotive and Industrial Zoning Districts).

Chapter 4.6 - Automotive and Industrial Zones

The purpose of this Chapter is to establish zoning districts in the City that support automotive and industrial uses to implement the City's Commercial Mixed Use and Heavy Industrial General Plan land use categories. These districts provide sufficient and appropriately located land for automotive and industrial uses that minimize impacts on residential neighborhoods and mixed use areas. This chapter is different than the current zoning code, as follows:

- New performance standards in Article 6 of this code will limit the height of buildings within 100 feet of residential uses. Therefore, the new code removes the unneeded height restrictions for uses adjacent to agricultural and residential areas.

- Allowed use provisions for the Automotive Commercial (AC) Zoning District have been amended to reflect the automobile-oriented nature of the district and to ensure that adequate property is available within the City for these types of uses in appropriate locations.
- The M-1 Zoning District has been eliminated. Any property in this Zoning District will be rezoned to OIMU, LIBP or M-2, based on the character of the development and consistency with the General Plan.

Chapter 4.7 - Public/Quasi-Public Zones

The purpose of this Chapter is to establish public and quasi-public zoning districts in the City that provide appropriate locations for parks, open space, public service uses, and transportation facilities. These districts implement the City's Public/Quasi-Public, Parks and Open Space, and Natural Resources General Plan land use categories and provide locations in the City for necessary public services (e.g. fire and police stations) and locations for recreation and community gathering in close proximity to neighborhood residential. This chapter is different than the current zoning code, as follows:

- The new code provides a zone for both active and passive recreational facilities as part of new development. This changes the Open Space (O) Zoning District into the Parks and Open Space (POS) Zoning District.
- The new code creates a Public Services (PS) district that provides for public serving uses (e.g. police and fire stations, hospitals, schools) as part of new development.

Chapter 4.8 - Special Purpose Zones

The purpose of this Chapter is to identify and provide reference to all Special Purpose Zones within the City. Special Purpose Zones provide unique development regulations to subject property than would otherwise be granted through the application of any Base Zoning District provided by this Title. The City currently has two Special Purpose Zones: Specific Plan Zones (SP) and Special Planning Area Zones (SPA). This chapter is different than the current zoning code, as follows:

- The new code adopts Specific Plans and Special Planning Areas by reference, rather than as part of the Zoning Code as the old code had done. Each SP or SPA is listed, along with its adoption date and related ordinance. Subsequent Special Purpose zones will be listed in this Chapter as adopted.

Chapter 4.9 - Overlay Zoning Districts

The overlay districts established in this Chapter are designed to supplement the use regulations and/or development standards of the underlying base zoning district. The existing code calls such districts "combining zones." The application of these Overlay Zoning Districts emphasizes the need for special attention to achieve specific planning objectives. Overlay districts are designated on the City zoning map by a representative symbol along with the base zoning district. In the event of a conflict with the regulations of the underlying base zoning district and the overlay zoning district, the provisions of the Overlay apply. The new code adds the following overlay districts and provisions:

- Transit Oriented Development (TOD) Overlay Zone has been created to allow for increased development potential around “qualifying transit stations.”
- Amends the Convention Center Overlay Zone to narrow the list of permitted uses to better support convention center use.
- The new code eliminates the following Overlay Zoning Districts from the existing code. These districts were either not located within the City or include provisions that are being addressed in other ways in the new code:
 - Food Processing (FP) Combining Land Use Zone (note: a new land use category for wineries and ag-tourism has been created to achieve the same objective).
 - Delta Waterways (DW) Land Use Zone.
 - Natural Streams (NS) Combining Land Use Zone (note: policies of the General Plan provide for preservation of natural streams within the City).
 - Mobilehome Park (MHP) Combining Land Use Zone (note: the RMH zone allows for the creation of mobilehome parks).
 - Neighborhood Preservation Area (NPA) (note: provisions of this combining zone will be integrated into the general development standards to promote compatibility between industrial and residential uses).

Article 5 – Form Based Zoning Provisions

This article provides form based provisions for three new “center” zoning districts: Village Center Zone; Local Town Center Zone; Regional Town Center Zone. These districts implement the General Plan vision to create vibrant activity nodes serving a more sustainable and livable building blocks model. The provisions contained within this chapter include development standards that provide incentives and requirements for more urban style, multi-modal development at key locations within the City. The districts include more flexible provisions for mixed-use development projects.

Chapter 5.1 – Overview and Relationship to Other Zoning Provisions

This Chapter defines “form based zoning” and clarifies the relationship between this Article and the remainder of the zoning code. The Chapter will also provide a “user’s guide” to explain how the form based provisions are applied and administered.

Chapter 5.2 – The Regulating Plan

The purpose of a regulating plan is to control the urban form within each zoning district. A separate regulating plan is established for each “center” district and each one provides the template that can be applied at various locations within the City. The plan indicates the desired location for streets and guidelines related to street frontages, building types, parking and other components of the built environment. This is different than the existing code, as follows:

- The existing code focuses on the use of land within a zoning district, while the regulating plan focuses on the street network, street frontage and how private development sites interface with the public street system.
- In order to make this chapter as streamlined and user-friendly as possible, much of the information is presented in diagrammatic form.
- The regulating plan concentrates on “form” issues that most affect the basic layout and functionality of the centers, the relationship of buildings to the public street system and linkages to surrounding neighborhoods.

This chapter also defines the various component parts of the built environments. In a way, this chapter serves as the “recipe book” for how to properly combine the ingredients that help create quality urban environments. The following components are defined:

- Streetscape Typologies. Each street type to be used within each plan area is defined in detail including roadways, alleys and pedestrian paseos. Details include the number of lanes, use of medians, sidewalk types, and descriptions of the desired character.
- Frontage Types. Rules for how each building interfaces with the public street are provided. Types include front yards, porches, terraces, courtyards, storefronts and galleries. Parking along certain right-of-ways is discouraged to allow buildings to be set near the sidewalk to create active street environments.
- Building Prototypes. Desired building types that fit in with the “centers” concept are included. As an incentive to use the prototypes, the City could consider expediting the design review process when the prototypes are used.

Chapter 5.3 – Village Center Zone

Village Centers are five to fifteen acre pedestrian oriented developments with smaller parking fields, on-street parking provided and buildings located in proximity to the street. The purpose of this zone is to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. Development standards include the following provisions:

- Connectivity requirements so that the center is tied into the network of sidewalks, bicycle trails and transit routes to provide easy non-vehicular access to these centers from the surrounding neighborhoods.
- Building placement rules encourage buildings to be placed close to the public sidewalk to encourage the active use of public spaces and pedestrian activity.
- Frontage types are specified that encourage neighborhood-friendly interfaces between private development and adjacent neighborhoods.
- Additional transit supportive provisions are required when the development is close to a transit stop.

Chapter 5.4 – Local Town Center Zone

Local Town Centers are approximately fifteen to thirty acres in size and are intended to supplement the village centers with retail, service and entertainment needs for a larger population area. The purpose of this zone is to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the City's community building block concept of the General Plan. Nightlife is an important component of this district. Development standards within this zone require:

- Continuations of sidewalk networks, bicycle trails and transit routes to connect these centers to the neighborhoods.
- Provisions are provided for pedestrian-oriented gathering places.
- Building placement rules encourage buildings to be placed close to the public sidewalk to encourage the active use of public spaces and pedestrian activity.
- The allowed frontage types are expanded in this zone to provide additional commercial prototypes.
- When located near transit stations (light rail or BRT) the intensity of development will increase.

Chapter 5.5 – Regional Town Center Zone

Regional Town Centers are approximately twenty-five to fifty acres in size. They provide locations for regional serving retail, office and higher density residential uses that provide a vibrant mixed use setting that fosters positive day and nighttime activity. Development standards within this zone require or allow:

- Dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods.
- Mixed use development to be designed horizontally (e.g. a grocery store next to a residential building) or vertically (e.g. a grocery store as the ground floor use with residential units above).
- Active environments such as public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants.
- Connections to adjacent neighborhoods are required, block sizes can be larger and the level of integration with adjacent neighborhoods can be reduced (but not eliminated).
- The placement of buildings along the public sidewalk is highly encouraged, frontage types are expected to be used along key streets, but the scale of buildings and development is expected to increase.
- The residential density of development near transit stops higher.

SUMMARY

Staff will utilize results from this work session to help complete the administrative draft version of the zoning code related to zoning districts, allowable uses, development standards, form-based provisions and land use definitions. The next Joint Work Session is tentatively scheduled for January 22, 2008 and will focus on the final sections of the zoning code.

ATTACHMENTS

1. Draft Article 4 – Zoning Districts, Allowable Uses, and Development Standards
2. Draft Article 5 – Form Based Zoning Regulations
3. Land Use Definitions - Allowed Use Type Definitions and Descriptions

Article 4

Zoning Districts, Allowable Uses, and General Development Standards

Overview

This Article establishes each of the Base, Special, and Overlay Zoning Districts in the City and identifies the allowed use provisions and development standards for each of the Districts. The Article also establishes a system of land use classifications for defining the allowed use provisions, as well as establishing the Zoning Map and rules for its interpretation.

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Chapter 4.1 – Establishment of Zoning Districts

Sections in this Chapter

4.1.010	Chapter Purpose
4.1.020	Zoning Districts
4.1.030	Zoning Map

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 4A. The new code brings the land use districts established for the City into compliance with Rancho Cordova's new General Plan.
- 4B. The new code clarifies the rules for interpretation of the Zoning Map.

4.1.010 Chapter Purpose

This Chapter establishes the framework for Zoning Districts within the City of Rancho Cordova and their relationship to the City's General Plan Land Use Categories. This Chapter also establishes the Zoning Map as the official designation of Zoning District boundaries.

4.1.020 Zoning Districts

The City of Rancho Cordova is divided into Zoning Districts that are generally grouped into two categories: A) Base Zoning Districts, and B) Overlay Zoning Districts. These districts implement the City's General Plan Land Use Categories as described in Table 4.1-1. Each zone is further defined and regulated in the subsequent Chapters of this Article.

- A. **Base Zoning Districts.** The Base Zoning District is the primary Zoning District that applies to a property. Every parcel throughout the City has a Base Zoning District that establishes the primary type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use. Base districts are grouped into six categories as follows:
 - 1. Agricultural Zoning Districts
 - 2. Residential Zoning Districts
 - 3. Mixed Use Zoning Districts
 - 4. Automotive and Industrial Zoning Districts
 - 5. Public/Quasi-Public Zoning Districts
 - 6. Special Purpose Zoning Districts

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B. **Overlay Zoning Districts.** An Overlay Zoning District (or as previously referred to as Combining Zone) supplements the Base Zoning District for one or more of the following purposes:

1. To allow more flexibility from the standard provisions of the underlying Base Zone,
2. When special provisions are needed to protect unique site features or implement location-specific provisions, and/or
3. To specify a particular standard or guideline for an area.

In the event of a conflict between the regulations of the Base Zoning District and the Overlay Zoning District, the provisions of the Overlay Zoning District shall apply.

Table 4.1-1: Zoning Districts

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
Agricultural Zoning Districts		
AG-160	Agricultural, 160-acre minimum	General Agricultural
AG-80	Agricultural, 80-acre minimum	Rural Agriculture
AG-40	Agricultural, 40-acre minimum	Rural Agricultural
AG-20	Agricultural, 20-acre minimum	Rural Agriculture
Residential Zoning Districts		
AR-10	Agricultural Residential, 10-acre minimum	Rural Residential
AR-5	Agricultural Residential, 5-acre minimum	Rural Residential
AR-2	Agricultural Residential, 2-acre minimum	Rural Residential
<u>RR</u>	<u>Rural Residential</u>	<u>Rural Residential</u>
AR-1	Agricultural Residential, 1-acre minimum	Estate Residential
<u>ER</u>	<u>Estate Residential</u>	<u>Estate Residential</u>
RD-1	Residential, 1 dwelling unit per acre max	Estate Residential
RD-2	Residential, 2 dwelling units per acre max	Estate Residential
RD-3	Residential, 3 dwelling units per acre max	Low Density Residential
RD-4	Residential, 4 dwelling units per acre max	Low Density Residential
RD-5	Residential, 5 dwelling units per acre max	Low Density Residential
<u>RD-6</u>	<u>Residential, 6 dwelling units per acre max</u>	<u>Low Density Residential</u>
RD-7	Residential, 7 dwelling units per acre max	Medium Density Residential
RD-10	Residential, 10 dwelling units per acre max	Medium Density Residential
RD-15	Residential, 15 dwelling units per acre max	Medium Density Residential
R2-A	Multiple Family Residential	Medium Density Residential
RD-20	Residential, 20 dwelling units per acre max	High Density Residential

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Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District¹
RD-25	Residential, 25 dwelling units per acre max	High Density Residential
RD-30	Residential, 30 dwelling units per acre max	High Density Residential
RD-40	Residential, 40 dwelling units per acre max	High Density Residential
MDR	Medium Density Residential	Medium Density Residential
HDR	High Density Residential	High Density Residential
RM-1/RM-2RMH	Residential Mobile Home Subdivision	Medium Density Residential
Mixed Use Zoning Districts		
RMU	Residential Mixed Use	Residential Mixed Use
CMU	Commercial Mixed Use	Commercial Mixed Use
OPMU	Office Professional Mixed Use	Office Mixed Use
OIMP	Office Industrial Mixed Use	Office Mixed Use
LIBP	Light Industrial Business Park	Office Mixed Use, Light Industrial
VC	Village Center	Village Center
LTC	Local Town Center	Local Town Center
RTC	Regional Town Center	Regional Town Center
Commercial and Office Zoning Districts		
LG	Limited Commercial	Commercial Mixed Use
GC	General Commercial	Commercial Mixed Use
SG	Shopping Commercial	Commercial Mixed Use
TC	Highway Travel Commercial	Commercial Mixed Use
C-O	Commercial Recreation	Commercial Mixed Use
BP	Business Professional	Office Mixed Use
MP	Office Park	Office Mixed Use
Automotive and Industrial Zoning Districts		
AC	Auto Commercial	Commercial Mixed Use
M-1	Light Industrial	Light Industrial
M-2	Heavy Industrial/Manufacturing	Heavy Industrial
Public/Quasi-Public Zoning Districts		
O-POS	Parks and Open Space	Parks and Open Space, Natural Resources
PS	Public Services	Public/Quasi-Public
T	Transportation Corridor	Public/Quasi-Public
Special Purpose Zoning Districts		
SP	Specific Plan	All
SPA	Special Planning Area	All
Combining Overlay Zoning Districts		
CO	Convention Overlay	Convention Overlay

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Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District ¹
<u>TOD</u>	<u>Transit Oriented Development</u>	<u>Local Transit Oriented Development; Regional Transit Oriented Development</u>
F	Flood	All
PD	Planned Development ²	All
PDC	Planned Development – County/ <u>City</u> Initiated ²	All
PC	Parkway Corridor	Parks and Open Space, Natural Resources
SM	Surface Mining	Surface Mining

Notes:

1. All Zoning Districts are consistent with the Public/Quasi-Public General Plan Land Use Category, as described in the General Plan.

2. The PD and PDC Overlay Zones are combining zones held over from the old Sacramento County Zoning Code. As identified in Sections 4.9.050 and 4.9.060, no additional property may utilize these Zones.

4.1.030 Zoning Map

The City Council hereby adopts the City of Rancho Cordova Zoning Map (hereafter referred to as the “Zoning Map”) as the official designation of Zoning District boundaries on real property within the City. The Zoning Map shall be regulated as set forth:

- A. **Incorporated by Reference.** The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included.
- B. **Map Amendments.** Amendments to the Zoning Map shall follow the process established in Chapter 3.6.000 (Zoning Map Change).
- C. **Relationship to General Plan and Other Plans.** The Zoning Map shall implement and shall be consistent with the City’s adopted General Plan. The Zoning Map shall be specifically consistent with the General Plan Land Use Plan and the Roadway Sizing Diagram, and any adopted Specific Plans, Special Planning Areas, or Master Plans.
- D. **Zoning District Symbol.** Zoning Districts shall be illustrated on the Zoning Map as follows:
 1. Each Base Zoning District shall be described on the Zoning Map by use of its identified Zoning District Symbol, as listed in Table 4.1-1.
 2. Special Purpose Zoning Districts shall be delineated with a name, number, symbol, or other delineation, as determined by the Planning Director, which distinguishes it from other Special Purpose Zones, Base Zoning Districts, or Overlay Zones. The assignment of the Special Purpose designation serves to provide a reference to the corresponding Special Purpose Zoning document (e.g. Specific Plan, Special Planning Area) adopted by Ordinance of the City Council.
 3. Overlay Zoning Districts shall be designated by their representative symbol along with the Base Zoning District in a format determined by the Planning Director.

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E. **Zoning Map Interpretation.** If there is uncertainty about the location of any Zoning District Boundary shown on the Zoning Map, the precise location of the boundary shall be determined by the Planning Director (as a Level 1 determination) as follows:

1. ~~Zone boundaries are either streets or alleys unless otherwise shown, and where the designations on said map indicating the various zones are approximately bounded by street or alley lines, said street or alley shall be construed to be the boundary of such Zone. Where doubt exists as to the location of a zone boundary in the interior of a block, the boundary shall be the nearest interior lot line existing at the effective date of this Code or at the date when the property may have been subsequently rezoned.~~ The boundaries of a Zoning District shall be the centerlines of either streets or alleys, or the lot lines of real property, unless otherwise shown. Where a District's boundaries approximately follow centerlines or lot lines, those lines shall be interpreted as the district boundaries.
2. ~~In unsubdivided property, the Zone boundary lines on said map shall be determined by use of the scale on the map unless dimensions are shown thereon by figures. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary shall be determined by using the scale appearing on the Zoning Map. Except as otherwise provided by this Code through Integrated Development, each portion of the property shall be developed to the standards and allowed use provisions of the applied Zoning District and any applied Overlay Zone(s).~~
3. Where the street layout on the ground or the lot lines differ from such layout or lines shown on the Zoning Map, the Planning Director shall determine the exact boundary and the map shall be amended to conform to the layout on the ground.
4. ~~Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley shall be included within the Zoning District of the adjoining property on either side of the centerline of the vacated or abandoned street or alley.~~

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Chapter 4.2 – Land Use Classification

Sections in this Chapter

- 4.2.010 Chapter Purpose
- 4.2.020 Classification of Land Uses
- 4.2.030 Allowed Land Uses and Permit Requirements

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 4C. The new code uses a system of land use classifications that group uses on the basis of common function, product, or compatibility characteristics.
- 4D. The new code uses a simplified system of symbols to identify permit requirements, rather than the complex footnote system used in the old code.
- 4E. The list of permitted land uses is much shorter than the existing land use list. This shorter list is possible due to descriptive land use definitions that will be provided in Article 11 to correspond to each listed land use (see attachment). A Similar Use Determination process is also provided in Article 3 (Entitlements) when a proposed land use cannot be easily categorized.

4.2.010 Chapter Purpose

The purpose of this Chapter is to establish land use classifications and to explain how land uses are regulated in this Title. This Chapter explains the Use Classification system, the allowed use and permit requirements, how uses not listed are regulated, and how similar uses are determined. It is not possible to list every possible use, so general categories are provided, specific uses are identified as needed, and a process is provided to classify uses that do not clearly fit into a use classification.

4.2.020 Classification of Land Uses

In order to simplify land use regulations, land uses listed in this Article and throughout this Title have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These general allowed use categories are called "Use Classifications." Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. Each land use is described in Article 11 (Definitions) of this Title, as grouped by use classification.

The following rules apply to use classifications:

- A. **Special Use Regulations.** Additional use regulations for special land uses are listed in Article 7 (Special Use Regulations).

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- B. **Uses Not Listed.** Land uses that are not listed in the Zoning District tables are not allowed, except as otherwise provided for in this Title.
- C. **Similar Uses.** When a use is not specifically listed in this Title, it shall be understood that the use may be permitted if the Planning Director determines that the use is similar to other uses listed based on established criteria and required findings outlined in Chapter 3.7 (Similar Use Determination). It is further recognized that every conceivable use cannot be identified in this Title and, anticipating that new uses will evolve over time, the Planning Director may make a Similar Use Determination, as provided in Chapter 3.7 (Similar Use Determination), to compare a proposed use and measure it against those uses listed in this Title for determining similarity.
- D. **Special Purpose Zoning District.** When a property is located within a Special Purpose Zoning District, the allowed use provisions of that Special Purpose Zoning District shall prevail. When a Special Purpose Zoning District is silent on allowed use provisions, it defers the allowed use provisions to the Base Zoning District. Only where there is a conflict do the Special Purpose Zoning District provisions prevail.
- E. **Overlay Zoning District.** When a property is located within an Overlay Zoning District that regulates the allowed use provisions of that subject property, the allowed use regulations of the Overlay Zoning District shall prevail. When an Overlay Zoning District is silent on allowed use provisions, it defers the allowed use provisions to the Base Zoning District. Only where there is a conflict between the Base Zoning District and the Overlay Zoning District do the regulations of the Overlay Zoning District prevail.

4.2.030 Allowed Land Uses and Permit Requirements

Zoning District allowed use tables throughout this Article (Tables 4.3-1, 4.4-1, 4.5-1, 4.6-1, and 4.7-1) identify allowed land use and permit requirements in each of the City's Base Zoning Districts. Generally, a use is allowed by right, allowed through issuance of a limited or conditional use permit, or not permitted. In addition to the permit requirements of this Title, other permits may be required prior to establishment of the use (e.g. Building Permit). The permitting requirements identified in these tables are:

- A. **Permitted (P).** A land use shown with a "P" indicates that the land use is permitted by right in the designated Zoning District, subject to compliance with all applicable provisions of this Zoning Ordinance (e.g., development standards, Design Review).
- B. **Limited (L).** A land use shown with a "L" indicates that the land use is permitted in the designated Zoning District upon issuance of a Limited Use Permit from the Designated Approving Authority, subject to compliance with all applicable provisions of this Zoning Ordinance (e.g., development standards, Design Review).
- C. **Conditional (C).** A land use shown with a "C" indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit from the Designated Approving Authority, subject to compliance with all applicable provisions of this Zoning Ordinance (e.g., development standards, Design Review).
- D. **Not Permitted ("N").** A land use shown with a "N" in the table is not allowed in the applicable Zoning District. Additionally, uses not shown in the table are not permitted.

Article 4 - Zoning Districts, Allowable Uses and General Development Standards

Chapter 4.3 – Agricultural Zoning Districts

Sections in this Chapter

- 4.3.010 Chapter Purpose
- 4.3.020 Characteristics of the Agricultural Zoning Districts
- 4.3.030 Allowed Land Uses and Permit Requirements
- 4.3.040 Development Standards

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 4F. The characteristics for the Agricultural Zoning Districts have been simplified and made more relevant for Rancho Cordova.
- 4G. The allowed use provisions for the Agricultural Zoning Districts have been updated to more accurately reflect the character of the districts, such as allowing hobby equestrian facilities and prohibiting intensive office and commercial uses.
- 4H. The AG-160 and AG-40 districts have been eliminated. There are no properties in the City with these zoning designations.

4.3.010 Chapter Purpose

The purpose of this Chapter is to establish agricultural zoning districts in the City, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the City's General Plan agricultural land use categories (General Agricultural) as shown in Table 4.1-1 (Zoning Districts).

4.3.020 Characteristics of the Agricultural Zoning Districts

The following descriptions of each Agricultural Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Agricultural (AG) Zoning Districts. These districts are intended to preserve land for agricultural use and operations and discourage the premature conversion of agricultural land to urban uses. The two Agricultural Zoning Districts allow for a wide variety of agricultural and compatible uses on large tracks of land, such as crop production, animal keeping (e.g. livestock), and commercial agricultural-related uses (e.g. stables). The number associated with the AG district corresponds to the minimum lot size in each district and is limited to the following:

1. AG-80 Zoning District (80-acre minimum). The AG-80 zone is applied to areas of the City to accommodate a wide range of agricultural uses on parcels of land a minimum of 80 gross acres in size.

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2. AG-20 Zoning District (20-acre minimum). The AG-20 zone is applied to areas of the City to accommodate agricultural use on parcels a minimum of 20 gross acres in size.

~~The Agricultural Land Use Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan, and are adopted for the following purposes:~~

~~(a) To eliminate the encroachment of land uses which are incompatible with the long term agricultural use of land.~~

~~(b) To preserve the maximum amount of the limited supply of agricultural land in order to conserve the County's economic resources which are vital for a healthy agricultural economy within the County.~~

~~(c) To discourage the premature and unnecessary conversion of agricultural land to urban uses, which will benefit the residents of urban areas and which will prevent unnecessary increases in the costs of providing community services to urban residents.~~

~~(d) To assure the preservation of agricultural lands which have a definite value as open space and for the production of agricultural products, so as to preserve an important physical, social, esthetic and economic asset of the residents of the County.~~

~~(e) To encourage the retention of sufficiently large agricultural lots to assure maintenance of viable agricultural units.~~

4.3.030 Allowed Land Uses and Permit Requirements

Table 4.3-1 below identifies allowed uses and corresponding permit requirements for the Agricultural Zoning Districts subject to compliance with Chapter 4.2 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

Table 4.3-1: Allowed Uses and Permit Requirements for Agricultural Zoning Districts

Land Use Category	AG-80	AG-20	Specific Use Regulations
Residential Uses			
Caretaker Housing	C	C	
Dwelling, Second Unit ¹	<u>GP</u>	<u>GP</u>	<u>Chapter 7.5</u>
Dwelling, Single Family	P	P	

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Land Use Category	AG-80	AG-20	Specific Use Regulations
Employee Housing	C	C	
Family Day Care Home, Large	C	C	
Family Day Care Home, Small	P	P	
Garage Sale	P	P	
Group Residential	C	C	
Guest House	GP	GP	
Home Occupations	P	P	Chapter 7.4
Mobile Home	P	P	Chapter 7.2
Agriculture, Resource, and Open Space Uses			
Agricultural Tourism	C	C	
Animal Husbandry	P	P	
Animal Keeping	P	P	
Crop Production	P	P	Chapter 7.10
Equestrian Facility, Commercial	P	P	
Equestrian Facility, Hobby	NP	NP	
Hog Farm, Commercial	P	P	Chapter 7.10
Kennels, Hobby	P	P	
Recreation, Education, and Public Assembly Uses			
Cemeteries, Mausoleums	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	
Community Centers/Civic Uses	NC	NC	
Community Garden	P	P	
Golf Courses/Clubhouse	NC	NC	
Libraries and Museums	NC	NC	
Outdoor Commercial Recreation	NC	NC	
Parks and Public Plazas	P	P	
Public Safety Facility	NP	P	
Religious Institutions	C	C	
Resource Protection and Restoration	NP	NP	
Resource-Related Recreation	NP	NP	
Schools, Private and Special/Studios	C	C	
Schools, Public	P	P	
Utility, Transportation, and Communication Use Listings			
Airport	GN	GN	
Bus and Transit Shelters	NP	NP	
Telecommunication Facility	NC	NC	

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Land Use Category	AG-80	AG-20	Specific Use Regulations
Utility Facility and Infrastructure	<u>PL</u>	<u>PL</u>	
Retail, Service, and Office Uses			
Bed and Breakfast Inns	<u>NC</u>	<u>NC</u>	
Child Day Care Facility	<u>GL</u>	<u>GL</u>	
Kennels, Commercial	<u>GL</u>	<u>GL</u>	
Medical Services, General	<u>GN</u>	<u>GN</u>	
Medical Services, Hospitals	<u>GN</u>	<u>GN</u>	
Veterinary Facility	C	C	
Industrial, Manufacturing, and Processing Uses			
Agricultural Products Processing	C	C	
Special Regulated Uses			
Thrift Store	<u>G</u>	<u>G</u>	

Notes:

1. Each lot or parcel shall contain a minimum of 5 gross acres per second dwelling unit.

4.3.040 Development Standards

The following development standards are applicable to the Agricultural Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

Table 4.3-2: Agricultural Zoning Districts Development Standards

Development Standard	AG-80	AG-20
Minimum Lot Area	80 acres	20 acres
Maximum Density	1 du/parcel	1 du/parcel
Setbacks:		
Front	50 ft	50 ft
Sides, Interior Lot	50 ft	50 ft
Street Side/Corner Lot	50 ft	50 ft
Rear	50 ft	50 ft
Minimum Lot Dimensions:		
Width/Frontage	1,000 ft	500 ft
Depth	<u>1500 ft.</u>	<u>1500 ft</u>
Height Limit	50 ft ¹	50 ft ¹

Notes:

1. Water tanks, silos, graneries, barns, and similar accessory structures or necessary mechanical appurtenances may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

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Chapter 4.4 – Residential Zoning Districts

Sections in this Chapter

4.4.010	Chapter Purpose
4.4.020	Characteristics of the Residential Zoning Districts
4.4.030	Allowed Land Uses and Permit Requirements
4.4.040	Development Standards

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

4I. The new code establishes four new Zoning Districts:

- The Rural Residential (RR) Zoning District, which is based on the previous AR-5 Zoning District
- The Estate Residential (ER) Zoning District, which is based on the previous AR-1 Zoning District
- RD-6 Zoning District, which allows residential development between 5.1 and 6.0 dwelling units per acre.
- The High Density Residential (HDR) Zoning District, which is a more intensive version of the Medium Density Residential district, allowing up to 40 dwelling units per acre

4J. The Estate Residential (ER) zone has been added to provide more opportunities for executive housing.

4K. The new code includes character descriptions for each of the Residential (RD) Zoning Districts. The previous code only included one overall description.

4L. The Mobile Home Subdivision Zoning District (RM-1/RM-2) has been retitled Residential Mobile Home (RMH) and is not applicable to both mobile home subdivisions and parks.

4M. Minimum lot size requirements have been replaced with density requirements that allow for flexibility in lot sizes.

4.4.010 Chapter Purpose

The purpose of this Chapter is to establish residential zoning districts in the City, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the City's General Plan residential land use categories (Rural Residential, Estate Residential, Low Density Residential, Medium Density Residential, and High Density Residential).

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4.4.020 Characteristics of the Residential Zoning Districts

The following descriptions of each Residential Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Rural Residential (RR) Zoning District. This district is applied to areas of the City where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's Rural Residential land use category by allowing residential developments between 0.1 and 0.5 dwelling units per acre. The zone is applied to parcels of land along or at the edge of the City, helping to define the City's boundary. The zone is intended to provide a gradual transition of density from the urban core to a rural edge of the community. Development in this zone is characterized by smaller local roads, the rural nature of improvements and services (e.g. no curb, gutter, street lights) and larger lots. Limited agricultural-related uses (e.g. farming, animal keeping) are permitted in this zone compatible with the primary residential use.

B. Estate Residential (ER) Zoning District. This district is applied to areas of the City where development is limited to low density concentrations of ~~one~~single-family dwellings. The zone implements the General Plan's Estate Residential land use category by allowing for residential development between 0.51 and 2.0 dwelling units per acre. The zone is applied to parcels of land near the edge of the City where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots (between one-half acre and two acres in size). The ER zone also allows for specific non-residential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within the zone is characterized by larger lots, two lane roads, and formal curb and gutter at the roadway edge. Street lighting (in addition to safety lighting at intersections) and sidewalks may be included, but is not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new Estate Residential development.

C. Residential (RD) Zoning Districts. These districts are established to provide sufficient space in appropriate locations for residential development to meet the housing needs of the City's present and expected future population with due allowance for the need for a choice of sites. There are 12 individual RD Zones as listed below. The number associated with the RD district corresponds to the maximum gross density allowed in the district. The general character of each of the districts is listed as part of the allowed density range and is intended to help guide development within the district, consistent with and accompanying descriptions in the General Plan. ~~The Residential Land Use Zones in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes~~

~~(a) To provide sufficient space in appropriate locations for residential development to meet the housing needs of the County's present and expected future population with due allowance for the need for a choice of sites.~~

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~~(b) — To protect residential areas against fire, explosions, toxic and noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.~~

~~(c) — To protect residential areas, as far as possible, against heavy and through traffic.~~

~~(d) — To protect residential areas against congestion, by regulating the density of population and the bulk of buildings in relation to the land around them and to one another, and by providing for off street parking spaces; to require the provisions of open space in residential areas wherever practicable; and thereby to provide a more desirable environment for urban living in a metropolitan area.~~

~~(e) — To provide for access of light and air and for privacy, by controls over the spacing and height of buildings and other structures.~~

~~(f) — To provide appropriate space for those educational, religious, recreational, health, and similar facilities which serve the needs of the nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences.~~

~~(g) — To encourage the development of more attractive and economic building forms.~~

~~(h) — To promote the most desirable use of land and direction of building development in accord with the General Plan; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.~~

~~(i) — To provide for the parking and storage of major recreational equipment within designated open spaces.~~

~~(j) — To provide for State authorized, certified or licensed family care homes, foster homes or group homes as a residential use of property.~~

1. RD-1 Zoning District (One dwelling unit per acre maximum): This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 0.51 to 1.0 dwelling units per acre range, consistent with the Estate Residential General Plan Land Use Category.
2. RD-2 Zoning District (Two dwelling units per acre maximum): This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 1.1 to 2.0 dwelling units per acre range, consistent with the Estate Residential General Plan Land Use Category.
3. RD-3 Zoning District (Three dwelling units per acre maximum): This district allows for development in the 2.1 to 3.0 dwelling units per acre range. This district should be applied to areas that are strictly residential; however other compatible neighborhood support facilities and public/quasi-public uses, such as

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parks, religious institutions, and community gathering facilities may be located in the district.

4. RD-4 Zoning District (Four dwelling units per acre maximum): This district should be applied to areas that are generally residential; however the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities. The district allows for development in the 3.1 to 4.0 dwelling units per acre range.
5. RD-5 Zoning District (Five dwelling units per acre maximum): This district makes up the vast majority of residential development built in the City prior to incorporation. The zone allows for residential development in the 4.1 to 5.0 dwelling units per acre range, as well as other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.
6. RD-6 Zoning District (Six dwelling units per acre maximum): This district allows for development between 5.1 and 6.0 dwelling units per acre. This district should be applied to area that are primarily single-family residential; however the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.
7. RD-7 Zoning District (Seven dwelling units per acre maximum): This is a medium density residential Zoning District, allowing development in the 6.1 to 7.0 dwelling units per acre range. Properties within this zone typically include higher density single-family homes (attached and detached). Other compatible neighborhood support uses may also be permitted, such as parks and religious institutions.
8. RD-10 Zoning District (Ten dwelling units per acre maximum): As a medium density residential Zoning District, this district allows development in the 7.1 to 10.0 dwelling units per acre range and includes both higher density single-family homes (attached and detached) and more traditional multi-family residential development. This district should be applied to areas that are located in proximity to neighborhood and employment centers and provides a compatible transition to lower density residential development.
9. RD-15 Zoning District (Fifteen dwelling units per acre maximum): As with other medium density residential Zoning Districts, this district allows for both higher density single-family (attached and detached) and more traditional multi-family residential development. The district allows for residential development in the 10.1 to 15.0 dwelling units per acre range, is typically located in proximity to neighborhood and employment centers, and provides a compatible transition to lower density residential development.
10. RD-20 Zoning District (Twenty dwelling units per acre maximum): This district is a high density residential zoning district which allows 18.1 to 20.0 dwelling units per acre. Typical development in this district includes apartments, condominiums, and other high density multi-family dwellings. The district also

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provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

11. RD-25 Zoning District (Twenty-five dwelling units per acre maximum): This high density residential district allows for development in the 20.1 to 25.0 dwelling units per acre range and includes apartments, condominiums, and other high density residential multi-family dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

12. RD-30 Zoning District (Thirty dwelling units per acre maximum): This district allows for high density residential development (e.g. apartments, condominiums) in the 25.1 to 30.0 dwelling units per acre range. As with other high density residential districts, this district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

13. RD-40 Zoning District

D. Medium Density Residential (MDR). This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The MDR district is intended for higher density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower density residential neighborhoods of the City and the urban centers.

E. High Density Residential (HDR). This district designates property for the development of residential uses with a density between 20.0 and 40.0 dwelling units per acre. The HDR district is intended for higher density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High density residential development is designed to be pedestrian and transit friendly.

F. Residential Mobile Home Zoning District Subdivision (RMH-2). ~~It is the intent of this Article to~~ This district provides ~~regulations~~ for the development of mobilehome parks and/or the placement of mobile homes on individual lots within an approved subdivision ~~specifically designed and designated for the sale, not rental,~~ of lots to accommodate mobile homes as the primary dwelling unit. The RMH Zone also allows for the development of associated support uses, such as community centers, parks, and common areas as part of both mobile home parks and mobile home subdivisions. Development within this district is limited to the 7.1 to 18.0 dwelling units per acre.

4.4.030 Allowed Land Uses and Permit Requirements

Table 4.4-1 below identifies allowed uses and corresponding permit requirements for the Residential Zoning Districts subject to compliance with Chapter 4.2 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in

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Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

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Table 4.4-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RM-2 RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	PL	L	NL	
Caretaker Housing	GL	GL	GL	GL	GL	GL	GL	L	GL	GL	GL	GL	GL	GL	PL	L	GL	
Dwelling, Multi-Family	N	N	N	N	N	N	N	N	N	GL	P	P	P	P	P	P	N	
Dwelling, Second Unit	GP	GP	GP	GP	GP	GP	GP	P	GP	GP	GP	GP	GP	GP	P	P	NP	Chapter 7.5
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	NL	GL	L	GL	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	NC	NC	NC	NC	NC	NC	C	C	NC	
Employee Housing	GL	GN	GN	GN	GN	N	N	N	N	N	N	N	N	N	N	N	N	
Family Day Care Home, Large	GL	GL	GL	GL	GL	GL	GL	L	GL	GL	GL	GL	GL	GL	GL	L	GL	
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	NP	P	N	
Guest House	GP	GP	GP	GP	GP	NP	NP	P	NP	NP	NP	N	N	N	NP	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Chapter 7.4
Live-Work Facility	N	N	N	N	N	N	NL	L	NL	NP	NP	NP	NP	NP	P	P	NP	
Manufactured Home	NP	NP	P	NP	P	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	P	P	
Mobile Home	PN	PN	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	Chapter 7.2
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	Chapter 7.2
Residential Care Home	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	N	N	N	P	N	N	
Transitional Housing	GN	GN	C	C	C	C	C	C	NC	C	C	C	C	C	NC	C	C	
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	GN	GN	GN	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping	P	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	P	NP	
Crop Production	PL	PL	GN	GN	N	N	N	N	N	N	N	N	N	N	N	N	N	Chapter 7.10
Equestrian Facility, Commercial	PC	PN	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Equestrian Facility, Hobby	NP	PL	PL	PL	PN	PN	PN	N	PN	N	N	N	N	N	N	N	N	
Hog Farm, Commercial	PN	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Chapter 7.10
Kennels, Hobby	P	P	NL	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	GN	N	GN	GN	GN	GN	GN	GN	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	NC	NC	NC	NC	NC	NC	NC	C	NC	NC	NC	NC	NC	NC	NC	C	NC	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NP	P	P	

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Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RM-2 RMH	Specific Use Regulations
Golf Courses/Clubhouse	NC	NC	NC	NC	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	NP ²	NP ²	NP ²	NP ²	P ²	NP ²	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	NC	NC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	P	P	NP	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NC	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	C	C	C	PC	N	C	
Resource Protection and Restoration	NC	NC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	NC	NC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios	C	C	C	C	C	C	C	C	C	C	C	NC	NC	NC	N	N	C	
Schools, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Airport	CN	CN	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Bus and Transit Shelters	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	P	NP	
Telecommunication Facility	NC	NC	NC	NC	NC	NC	NC	C	NC	NC	NC	NC	NC	NC	C	C	NC	
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Utility Facility and Infrastructure	PL	PL	PL	PL	PL	LP	LP	L	LP	LP	LP	LP	LP	LP	PL	L	P	
Retail, Service, and Office Uses																		
Bed and Breakfast Inns	NL	NL	N	N	N	N	N	N	N	NL	NL	N	N	N	GL	N	N	
Child Day Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Convenience Stores	N	N	N	N	N	N	PN	N	PN	PN	PN	PN	PN	PN	N	N	N	
Kennels, Commercial	C	CN	CN	CN	CN	CN	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, General	CN	CN	CN	CN	CN	CN	CN	N	CN	CN	CN	CN	CN	CN	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	NC	NC	C	C	N	
Medical Services, Hospitals	CN	CN	CN	CN	CN	CN	CN	N	CN	CN	CN	CN	CN	CN	N	C	N	
Offices, Business and Professional	CN	CN	CN	CN	CN	CN	CN	N	CN	CN	CN	CN	CN	CN	N	N	N	
Personal Services	N	N	N	N	N	N	CN	N	CN	CN	CN	CN	CN	CN	N	N	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	NC	C	N	
Veterinary Facility	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:
1. Duplexes/half-duplexes are permitted (P) on corner lots by right. On interior lots, a Limited Use Permit (L) is required. In such instances, duplexes/half-duplexes are exempt from the density requirements of the zoning district, provided that the overall neighborhood or subdivision has an average density within the allowable range.
2. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).

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4.4.040 Development Standards

The following development standards are applicable to the Residential Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

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Table 4.4-2: Residential Zoning Districts Development Standards

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RM-28RMH ¹
Minimum Lot Area	5 gross acres	1 gross acre	1 acre	20,000 sf	10,000 sf	8,500 sf	5,200 sf		4,000 sf	No Minimum	No Minimum	4,000 sf	4,000 sf	4,000 sf			5,200 sf
Density (gross, neighborhood or development average for product type)																	
Minimum	<u>1 du/10 ac</u>	<u>1 du/1.9 ac</u>	1 du / 2 ac	1 du/0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	<u>5.1 du/ac</u>	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	<u>18.1 du/ac</u>	<u>7.1 du/ac</u>
Maximum	<u>1 du / 2 ac</u>	<u>2 du/ac</u>	1 du/ac	2 du/ac	3.0 du/ac	4.0 du/ac	5.0 du/ac	<u>6.0 du/ac</u>	7.0 du/ac	10.0 du/ac	15.0 du/ac	20.0 du/ac	25.0 du/ac	30.0 du/ac	18.0 du/ac	<u>40.0 du/ac</u>	<u>18.0 du/ac</u>
Setbacks (minimum)																	
Front – in general	<u>20-30 ft</u>				20 ft				18 ft	No Minimum ²			25 ft			<u>15 ft</u>	20 ft
Front – living area		n/a				14 ft					n/a				10 ft		n/a
Front – garage		n/a				18 ft									18 ft		n/a
Side - Interior Lot/ Detached Units	<u>5-15 ft</u>					5 ft				No Minimum ²			25 ft		3 ft	<u>20 ft</u>	5 ft
Side – Interior Lot/ Attached Units	n/a					n/a				No Minimum ²			n/a		0 ft		n/a
Side - Street Side/ Corner Lot	<u>12-5-30 ft</u>					12.5 ft							25 ft		12.5 ft	<u>15 ft</u>	15 ft
Side - Zero Lot Line	n/a				0 ft / 10 ft					No Minimum ²					0 ft / 10 ft		
Rear – in general	25 ft								25 ft	No Minimum ²		20 ft	20 ft	20 ft	10 ft	<u>20 ft</u>	20 ft
Rear - lots > 125 feet deep	n/a				25 ft												
Rear - lots < 125 feet deep	n/a				20% of average lot depth												
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft	65 ft	<u>65 ft</u>	<u>52 ft</u>	n/a		<u>40 ft</u>	No Minimum	No Minimum					n/a	
Width/Frontage – Corner Lot	<u>250 ft</u>	<u>100 ft</u>	75 ft	65 ft	<u>65 ft</u>	<u>62 ft</u>	n/a		<u>52 ft</u>	No Minimum	No Minimum					n/a	
Depth		<u>100 ft</u>								n/a							
Height (maximum)																	
Primary Structure/unit	40 ft							<u>30 ft / 2 stories</u>					40 ft		<u>45 ft / 3 stories</u>	<u>60 ft</u>	<u>30 ft</u>
Secondary unit				16 ft								n/a			28 ft		n/a
Lot Coverage (maximum)	25%	30%					n/a						75%		n/a	<u>75%</u>	n/a
Common Open Space Requirement (minimum) ³							n/a						25%		n/a	<u>25%</u>	n/a

Notes:

1. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in Chapter 7.2 (Mobile Home Parks).
- Determined during the Design Review process
- Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

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Chapter 4.5 Mixed Use Zoning Districts

Sections in this Chapter

- 4.5.010 Chapter Purpose
- 4.5.020 Characteristics of the Mixed Use Zoning Districts
- 4.5.030 Allowed Land Uses and Permit Requirements
- 4.5.040 Development Standards

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 4N. The new code establishes three new Mixed Use Zoning Districts – Village Center (VC), Local Town Center (LTC), and Regional Town Center (RTC). Allowed use provisions for these districts are included in this Chapter. Development standards are included in Article 5 (Form Based Code Provisions)
- 4O. The Commercial and Office Zoning Districts of LC, GC, SC, TC, C-O, BP and MP have been eliminated. Any property in these districts will be rezoned to one of the Mixed Use Zoning Districts. The AC Zoning District has been relocated to Chapter 4.6 (Automotive and Industrial Zoning Districts).

4.5.010 Chapter Purpose

The purpose of this Chapter is to establish several mixed use zoning districts in the City. These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site. These districts are consistent with and implement the City's following General Plan land use categories: Residential Mixed Use; Commercial Mixed Use; Office Mixed Use; Light Industrial, Local Town Center, Regional Town Center, Local Transit Oriented Development, and Regional Transit Oriented Development.

4.5.020 Characteristics of the Mixed Use Zoning Districts

The following descriptions of each Mixed Use Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

- A. **Residential Mixed Use (RMU) Zoning District.** This district is intended to designate property for the development of medium and high density housing that may incorporate office and/or commercial services. While the predominant use of the development is residential, the City encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. This RMU District does not preclude development that is solely residential, but rather encourages a mixing of uses. Consistent with the General Plan, this district allows between 6.1 and 40.0 dwelling units per acre and promotes the integration of retail and office uses into the edges of neighborhoods.

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- B. Commercial Mixed Use (CMU) Zoning District.** This district is intended to designate property for vibrant commercial and mixed use development. While a predominantly commercial district, the CMU category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple story buildings, retail uses are the predominant use on the ground floor. Commercial retail and service uses (including general retail, personal services, minor auto services) are permitted by right and more intense commercial and service uses are conditionally permitted. Business and professional office uses, as well as residential uses (density between 10 and 18 units per acre; 10 to 40 units per acre in the Downtown), are also permitted by right when integrated vertically or horizontally with commercial uses. ~~As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre.~~
- C. Office Professional Mixed Use (OPMU) Zoning District.** This district is intended to designate property for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows residential uses to be integrated with office use where compatible at a density between 10 and 18 units per acre. ~~As part of Transit Oriented Development and the issuance of a conditional use permit from the Designated Approving Authority, residential uses may range from 18.1 to 80.0 dwelling units per acre.~~ Public and quasi-public uses are permitted in this employment district by right.
- D. Office Industrial Mixed Use (OIMU) Zoning District.** This district is intended to designate property for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi-public uses are permitted by right in this district.
- E. Light Industrial Business Park (LIBP) Zoning District.** This district is intended to designate property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers, but precludes corporation yards and other heavy industrial uses. Limited office and retail service uses may be integrated into the predominantly industrial use of the property horizontally or vertically. This district also allows public/quasi-public uses by right.
- F. Village Center (VC) Zoning District.** This district is intended to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. A network of sidewalks, bicycle trails and transit routes provides easy non-vehicular access to these centers. Buildings within this zone are appropriately scaled to fit in the neighborhood context. Buildings are placed close to the public sidewalk and plazas, and small parks are provided to encourage the active use of public spaces and pedestrian activity. Parking is provided

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on-street, in small lots and/or located behind or to the side of buildings. Transit supportive development is encouraged when located in proximity to a transit station.

This zone is most appropriate for:

- Neighborhood-serving commercial (grocery stores, drug stores, dry cleaners, coffee shops, etc.)
- Community centers
- Public /Quasi-public uses that incorporate community gathering places
- Public/Quasi-public uses without gathering places (as secondary uses)
- Office uses (as secondary uses)
- Medium density residential (as secondary uses, 6.1 to 18.0 units per acre)

G. Local Town Center (LTC) Zoning District. This district is intended to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the City's community building block concept of the General Plan. Nightlife is an important component of this district. An extensive network of sidewalks, bicycle trails and transit routes will connect these centers to the neighborhoods. The local town centers created within this zone will provide pedestrian-oriented gathering places. When located near transit stations (light rail or BRT) the intensity of development will increase and character of development will shift to a greater mix of uses to support transit service.

This zone is most appropriate for:

- District level commercial (retail services, restaurants, etc.)
- Moderate sized entertainment venues
- Uses that facilitate positive evening and nighttime activity
- Office uses (as secondary uses)
- Medium density residential (as secondary uses, 6.1 to 18.0 units per acre)
- High density residential (as secondary uses, 20 to 40 units per acre)
- Transit oriented development when adjacent to fixed station locations

H. Regional Town Center (RTC). This district is intended to provide locations for regional-serving retail, office, and residential uses that provide a vibrant mixed use setting that fosters positive day and nighttime activity. Development may feature dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods. Mixed use development can be designed horizontally (e.g. a

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grocery store next to a residential building) or vertically (e.g., a grocery store as the ground floor use with residential units above). Design characteristics include public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants.

This zoning is most appropriate for:

- Large regional commercial establishments (retail stores, restaurants, entertainment venues, and other city-wide serving retail)
- Moderate to large entertainment venues
- Office uses (primary or secondary uses)
- Medium density residential (6.1 to 18 units per acre)
- High density residential (20.1 to 20 units per acre)
- High density residential with transit bonus (20.1 to 80 units per acre)
- Transit-oriented developments when adjacent to fixed station locations

4.5.030 Allowed Land Uses and Permit Requirements

Table 4.5-1 below identifies allowed uses and corresponding permit requirements for the Mixed Use Districts subject to compliance with Chapter 4.2 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

Table 4.5-1: Allowed Use and Permit Requirements for Mixed Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	<u>VC</u>	<u>LTC</u>	<u>RTC</u>	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Caretaker Housing	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Dwelling, Multi-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	
Dwelling, Second Unit	P	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	Chapter 7.5
Dwelling, Single Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	<u>VC</u>	<u>LTC</u>	<u>RTC</u>	Specific Use Regulations
Emergency Shelter	C	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Family Day Care Home, Large	C	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Family Day Care Home, Small	P	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Group Residential	<u>NL</u>	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Home Occupations	P	P	P	N	N	<u>P</u>	<u>P</u>	<u>P</u>	
Live-Work Facility	P ¹	P ¹	P ¹	N	N	<u>P¹</u>	<u>P¹</u>	<u>P¹</u>	
Residential Care Home	P	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Transitional Housing	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	C	<u>P</u>	<u>P</u>	<u>P</u>	
Community Centers/Civic Uses	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NC</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Indoor Amusement/Entertainment Facility	C	P	P	P	C	<u>L</u>	<u>P</u>	<u>P</u>	
Indoor Fitness and Sports Facility	<u>GL</u>	P	P	P	C	<u>L</u>	<u>P</u>	<u>P</u>	
Libraries and Museums	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Outdoor Commercial Recreation	N	C	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>	
Parks and Public Plazas	P	P	P	P	C	<u>P</u>	<u>P</u>	<u>P</u>	
Public Safety Facility	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Religious Institutions	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Schools, Private and Special/Studios	P	P	P	P	C	<u>P</u>	<u>P</u>	<u>P</u>	
Schools, Public	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Theaters and Auditoriums	C	P	P	P	N	<u>L</u>	<u>P</u>	<u>P</u>	
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Bus and Transit Shelters	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Fuel Storage and Distribution	N	N	N	N	C	<u>N</u>	<u>N</u>	<u>N</u>	
Heliports	N	C	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	
Park and Ride Facility	C	P	P	P	P	<u>C</u>	<u>C</u>	<u>P</u>	
Parking Facility	<u>NC</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>P</u>	<u>P</u>	

RANCHO CORDOVA ZONING CODE

ATTACHMENT 1

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	<u>VC</u>	<u>LTC</u>	<u>RTC</u>	Specific Use Regulations
Telecommunication Facility	C	C	C	C	C	<u>C</u>	<u>C</u>	<u>C</u>	
Transit Facilities	N	N	N	<u>NC</u>	<u>NP</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Transit Stations and Terminals	C	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Utility Facility and Infrastructure	<u>PL</u>	<u>PL</u>	<u>PL</u>	<u>PL</u>	<u>PL</u>	<u>L</u>	<u>L</u>	<u>L</u>	
Retail, Service, and Office Uses									
Adult Day Care Facility	N	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Alcoholic Beverage Sales	C	C	C	C	C	<u>C</u>	<u>C</u>	<u>C</u>	
Ambulance Service	N	<u>NC</u>	<u>NC</u>	<u>NP</u>	<u>NP</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Animal Sales and Grooming	<u>NC</u>	<u>NP</u>	<u>NP</u>	N	N	<u>P</u>	<u>P</u>	<u>P</u>	
Art, antique, collectable	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	N	<u>P</u>	<u>P</u>	<u>P</u>	
Artisan Shops	<u>NC</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Banks and Financial Services	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Bars and Nightclubs	C ³	C ³	C ³	C ³	C ³	<u>C³</u>	<u>C³</u>	<u>C³</u>	
Bed and Breakfast Inns	P	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	<u>N</u>	<u>C⁴</u>	<u>L⁴</u>	
Business Support Services	<u>P⁴L^{4, 5}</u>	P	P	P	C	<u>P⁵</u>	<u>P</u>	<u>P</u>	
Call Centers	N	N	<u>NP</u>	<u>NP</u>	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Child Day Care Facility	P	C	C	C	C	<u>P</u>	<u>C</u>	<u>C</u>	
Convenience Stores	<u>NC</u>	<u>NL</u>	<u>NL</u>	<u>NL</u>	<u>NC</u>	<u>L</u>	<u>L</u>	<u>L</u>	
Drive-in and Drive-through Sales and Service	N	<u>GL⁶</u>	<u>GL⁶</u>	<u>GL⁶</u>	<u>GL⁶</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Chapter 7.9</u>
Equipment Sales and Rental	N	N	N	P	P	<u>N</u>	<u>N</u>	<u>N</u>	
Furniture, Furnishings, and Appliance Stores	N	<u>NP</u>	N	N	N	<u>N</u>	<u>C</u>	<u>L</u>	
Garden Center/Plant Nursery	N	<u>NP</u>	N	<u>NC</u>	N	<u>N</u>	<u>C</u>	<u>L</u>	
Grocery Stores/Supermarket	<u>NL⁷</u>	<u>NP</u>	<u>NP</u>	<u>NC</u>	N	<u>L⁷</u>	<u>P</u>	<u>P</u>	
Home Improvement Supplies	<u>P²N</u>	P ⁸²	<u>P²N</u>	P	P	<u>N</u>	<u>P⁸</u>	<u>P⁸</u>	
Hotels and Motels	C	P	P	C	N	<u>C</u>	<u>P</u>	<u>P</u>	
Kennels, Commercial	C ⁴	<u>NC⁴</u>	<u>NC⁴</u>	<u>C⁴L⁴</u>	C ⁴	<u>N</u>	<u>N</u>	<u>N</u>	

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	<u>VC</u>	<u>LTC</u>	<u>RTC</u>	Specific Use Regulations
Maintenance and Repair, Small Equipment	N	<u>NP</u>	N	<u>NP</u>	<u>NP</u>	<u>L</u>	<u>P</u>	<u>P</u>	
Medical Services, General	P	P	P	P	N	<u>P</u>	<u>P</u>	<u>P</u>	
Medical Services, Extended Care	P	C	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Medical Services, Hospitals	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Mortuaries and Funeral Homes	N	<u>NC</u>	<u>NC</u>	<u>NC</u>	N	<u>N</u>	<u>N</u>	<u>N</u>	
Neighborhood Market	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NC</u>	N	<u>P</u>	<u>P</u>	<u>P</u>	
Offices, Business and Professional	P ²	P ²	P	P	N	<u>P²</u>	<u>P²</u>	<u>P²</u>	
Offices, Accessory	P	P	<u>P⁸L⁹</u>	<u>P⁸L⁹</u>	P ⁹	<u>P</u>	<u>P</u>	<u>P</u>	
Personal Services	P ⁵	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Residential Care Facility	<u>NL</u>	<u>NC</u>	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Restaurants	P ²	P	P ²	P ²	P ²	<u>P</u>	<u>P</u>	<u>P</u>	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	<u>P</u>	<u>P</u>	<u>P</u>	
Retail, General	P ^{2, 10}	P	N	N	N	<u>P</u>	<u>P</u>	<u>P</u>	
Retail, Warehouse Club	N	<u>NP</u>	N	N	N	<u>N</u>	<u>C</u>	<u>P</u>	
Veterinary Facility	C	P	P	P	C	<u>C</u>	<u>P</u>	<u>P</u>	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	<u>N</u>	<u>N</u>	<u>N</u>	
Auto and Vehicle Storage	N	N	N	C ¹¹	P ¹¹	<u>N</u>	<u>N</u>	<u>N</u>	
Auto Parts Sales	N	P ¹⁰	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Car Washing and Detailing	<u>CN</u>	C ¹²	C ¹²	<u>C¹²</u>	P	<u>N</u>	<u>C</u>	<u>C</u>	
Service Stations	<u>CN</u>	C	C	C	P	<u>N</u>	<u>C</u>	<u>C</u>	
Vehicle Services, Major	N	N	N	C	P	<u>N</u>	<u>N</u>	<u>N</u>	
Vehicle Services, Minor	N	C ¹²	N	C	P	<u>N</u>	<u>N</u>	<u>N</u>	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Manufacturing, Major	N	N	N	N	C ¹³	<u>N</u>	<u>N</u>	<u>N</u>	
Manufacturing, Minor	N	N	N	N	C	<u>N</u>	<u>N</u>	<u>N</u>	
Manufacturing, Small Scale	N	N	N	P	P	<u>N</u>	<u>N</u>	<u>N</u>	

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	<u>VC</u>	<u>LTC</u>	<u>RTC</u>	Specific Use Regulations
Printing and Publishing	N	C	C	P	P	<u>N</u>	<u>N</u>	<u>N</u>	
Recycling Facility, Processing	N	N	N	N	C	<u>N</u>	<u>N</u>	<u>N</u>	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C ⁴³	<u>N</u>	<u>N</u>	<u>N</u>	
Research and Development	N	N	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	
Storage, Personal Storage Facility	N	N	N	C	P	<u>N</u>	<u>N</u>	<u>N</u>	
Storage, Warehouse	N	N	N	N	<u>NP</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Storage, Yards	N	N	N	P ¹³	P ¹³	<u>N</u>	<u>N</u>	<u>N</u>	
Wholesaling and Distribution	N	N	N	P ¹³	P ¹³	<u>N</u>	<u>N</u>	<u>N</u>	
Special Regulated uses									
Card Rooms	N	<u>NC</u>	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Check Cashing Businesses	N	<u>NC</u>	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Massage Parlor	N	<u>NC</u>	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Pawn Shops	N	<u>NC</u>	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Recycling Facility, Collection Facility	N	<u>PC</u>	<u>PC</u>	<u>PC</u>	P	<u>C</u>	<u>C</u>	<u>C</u>	<u>TBD</u>
Thrift Store	N	<u>NC</u>	N	N	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Sexually Oriented Businesses	N	N	N	N	<u>PC</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Smoke Shops	N	<u>NC</u>	N	N	<u>NC</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>
Tattoo Parlors	N	<u>NC</u>	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>TBD</u>

Notes:

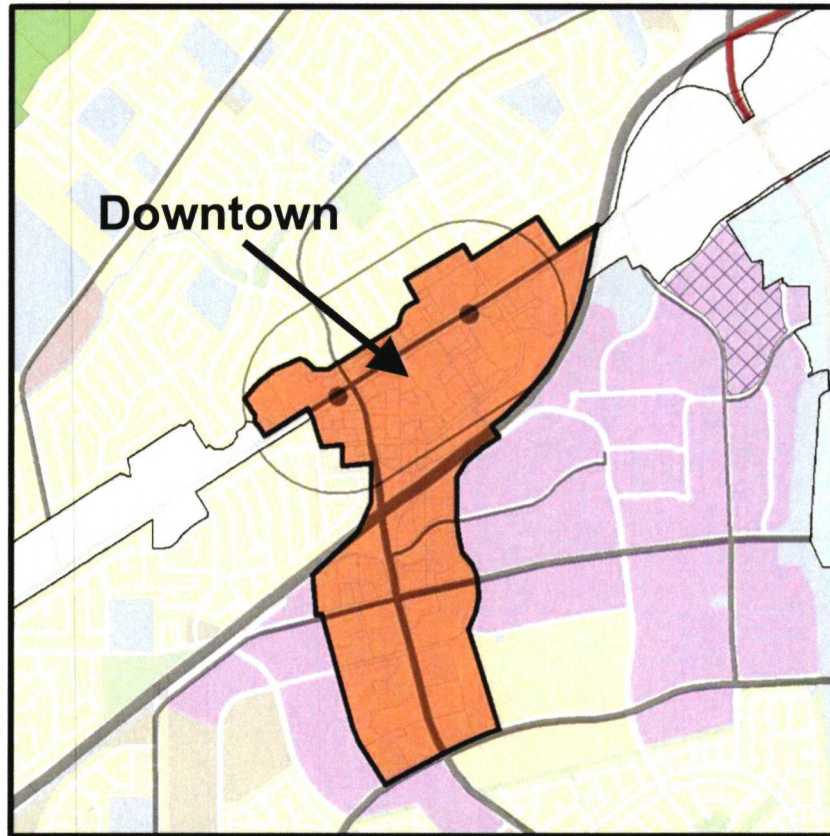
1. See the density restrictions in the underlying zoning district.
2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed use district. In other words, this use is only allowed as part of an integrated development.
3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
5. Maximum gross floor area is less than 5,000 square feet.
6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
7. Maximum tenant space shall be 25,000 square feet.
8. Uses 25,000 square feet and over require a Conditional Use Permit.
9. Limited to less than 50 percent of the gross floor area of the integrated development.
10. Maximum tenant space shall be 15,000 square feet.
11. All activity and storage must be located within an enclosed structure.
12. No portion of the use shall be located within 500 feet of an intersection within the CMU District.
13. All activity must be entirely screened from public view and not within 500 feet of a residential use.

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4.5.040 Development Standards

The following development standards are applicable to the Mixed Use Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Where identified, the Downtown shall be that area identified as the Downtown Planning Area in the City's General Plan and as illustrated in Figure 4.5-1.

Figure 4.5-1: Downtown Planning Area



Development standards for the Village Center (VC), Local Town Center (LTC), and Regional Town Center (RTC) Zoning Districts are listed in Article 5 (Form Based Provisions). Because of their unique character and location within the City, these Zoning Districts benefit from the application of these form-based standards.

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Table 4.5-2: Mixed Use Zoning District Development Standards

Development Standard	RMU	CMU	CMU Downtown	OPMU	OPMU Downtown	OIMU	LIBP
Density¹							
Minimum	6.1 du/ac	10.0 du/ac	10.0 du/ac		10.0 du/ac		n/a
Maximum	40.0 du/ac	18.0 du/ac	40.0 du/ac		18.0 du/ac		n/a
Lot Area Dimensions (minimum)			No Minimum^{2,3}				
Predominant Use Standards							
Use Type	Residential	Commercial	Commercial	Office	Office		n/a
Standard	≥ 50% total combined building sf	≥ 50% of combined ground floor building sf ⁴		≥ 50% total combined building sf			n/a
Floor Area Ratio⁵							
Minimum	n/a	0.25	0.4	0.25	0.3		n/a
Maximum	n/a	1.5	3.0	2.0	2.5		n/a
Setbacks (minimum)⁶							
Front	10 ft		n/a		10 ft		25 ft
Front – front facing garage ⁷	18 ft		n/a				n/a
Front and Street Side, ≤ 15 acres ⁸	n/a	0 ft (min) to 30 ft (max)			n/a		n/a
Front and Street Side, > 15 acres ⁹	n/a	0 ft (min) to 80 ft (max)			n/a		n/a
Street-side	10 ft				10 ft		25 ft
Rear	10 ft ¹⁰		10 ft				10 ft
Between Structures¹⁰			10 ft				n/a
Interior	n/a		0 ft				10 ft
Interior – attached units	0 ft				n/a		
Interior – detached units	5 ft				n/a		
Interior – zero lot line ¹¹	0 ft / 10 ft						
Residential, stand alone structure	n/a				Refer to setbacks for the MDR or HDR zone, based on density of project		n/a
Height (maximum)							
Primary Structures ^{12,13}	4 stories or 50 ft	50 ft	No Maximum ^{14,15}	65 ft	No Maximum ^{14,15}		45 ft
Accessory/Second Dwelling Units ^{14,12}	26 ft						

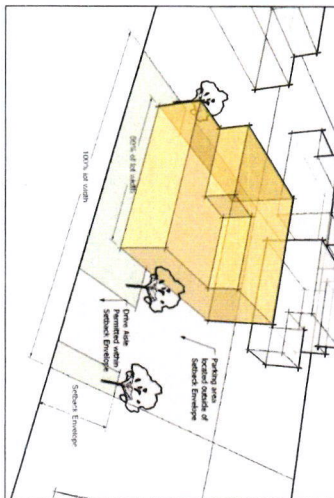
Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The Planning Director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.
2. Lot size will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.
3. The appropriate lot sizes for single-family and two-family dwelling units developed as part of an integrated development within the CMU or OPMU zones will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.
4. Excludes square footage of structured parking.
5. Includes residential uses and square footage. See Chapter 6.1 (General Development Standards) for definition of Floor Area Ratio (FAR).
6. At no time shall any portion of the structure be located within a designated public utility easement.
7. Garages may also be accessed from an alley with a minimum 3 foot rear setback.

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~~86.~~ Consistent with the setback provisions in the Design Guidelines, the City requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrian. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 30 feet from the front property line. Similarly, for lots greater than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between 0 and 80 feet from the front property line. The following figure, from the Design Guidelines, is provided to help illustrate this concept.



~~92.~~ Where an alley-loaded product is used, the rear setback may be zero feet with a minimum 3 foot garage door setback.

~~10.~~ The distance between structures may be modified as part of Design Review; however, any modifications must be consistent with the Uniform Building Code.

~~118.~~ A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10 foot minimum side-yard setback on the other side.

~~1210.~~ The maximum height may be increased in conjunction with Design Review when the proposed structure includes a parking structure or a combination of uses (e.g. commercial with residential and/or office) in the same structure.

~~1311.~~ While there is no height maximum in the Downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

~~1412.~~ Secondary dwelling units are subject to the square footage limitations provided within this Zoning Code (see Chapter 7.3). Second dwelling units may be located above the garage.

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Chapter 4.6 Automotive and Industrial Zones

Sections in this Chapter

4.6.010	Chapter Purpose
4.6.020	Characteristics of the Automotive and Industrial Zoning Districts
4.6.030	Allowed Land Uses and Permit Requirements
4.6.040	Development Standards

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

Add notes information here.

4P. New performance standards in Article 6 of this code will limit the height of buildings within 100 feet of residential uses. Therefore, the new code removes the unneeded height restrictions for uses adjacent to agricultural and residential areas.

4Q. Allowed use provisions for the Automotive Commercial (AC) Zoning District have been amended to reflect the automobile-oriented nature of the district and to ensure that adequate property is available within the City for these types of uses in appropriate locations.

4R. The M-1 Zoning District has been eliminated. Any property in this Zoning District will be rezoned to OIMU, LIBP or M-2, based on the character of the development and consistency with the General Plan.

4.6.010 Chapter Purpose

The purpose of this Chapter is to establish zoning districts in the City that support automotive and industrial uses to implement the City's Commercial Mixed Use and Heavy Industrial General Plan land use categories. These districts provide sufficient and appropriately located land for automotive and industrial uses that minimize impacts on residential neighborhoods and mixed use areas.

4.6.020 Characteristics of the Automotive and Industrial Zoning Districts

The following descriptions of each Automotive and Industrial Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Automotive Commercial (AC) Zoning District. This district implements the General Plan Commercial Mixed Use designation by providing locations for automobile-oriented uses. A wide range of auto sales and service uses, as well as related and compatible uses are allowed in the AC district.

B. Heavy Industrial (M-2) Zoning District. This district implements the Heavy Industrial General Plan land use category by providing appropriate locations for intensive industrial

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uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in conjunction with residential uses or the City's Mixed Use Districts. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The M-2 District is generally located in areas of the City where they would not create a substantial impact on sensitive residential, commercial, or office uses. Development in the M-2 district may feature substantial setbacks, landscaping, and screening to reduce impacts to neighboring property.

4.6.030 Allowed Land Uses and Permit Requirements

Table 4.6-1 below identifies allowed uses and corresponding permit requirements for the Automotive and Industrial Zoning Districts subject to compliance with Chapter 4.2 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

Table 4.6-1: Allowed Use and Permit Requirements for Automobile and Industrial Zoning Districts

Land Use Category	AC	M-2	Specific Use Regulations
Residential Uses			
Caretaker Housing	P	C	
Home Occupations	P	P	Chapter 7.4
Recreation, Education, and Public Assembly Uses			
Cemeteries, Mausoleums	N	C	
Clubs, Lodges, and Private Meeting Halls	P	P	
Indoor Amusement/Entertainment Facility	NC	C	
Indoor Fitness and Sports Facility	P	C	
Libraries and Museums	NC	C	
Outdoor Commercial Recreation	C	C	
Public Safety Facility	NP	P	
Recreational Vehicle Parks	NC	C	
Religious Institutions	P	C	
Schools, Private and Special/Studios	C	C	
Schools, Public	P	P	
Theaters and Auditoriums	C	C	

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Land Use Category	AC	M-2	Specific Use Regulations
Utility, Transportation, and Communication Use Listings			
Broadcasting and Recording Studios	<u>NP</u>	<u>NP</u>	
Bus and Transit Shelters	<u>NP</u>	P	
Fuel Storage and Distribution	N	<u>NC</u>	
Heliports	<u>NC</u>	<u>NC</u>	
Park and Ride Facility	<u>NP</u>	<u>NP</u>	
Parking Facility	<u>NP</u>	P	
Telecommunication Facility	<u>NC</u>	<u>NC</u>	
Transit Facilities	<u>NP</u>	<u>NP</u>	
Transit Stations and Terminals	<u>NP</u>	<u>NP</u>	
Utility Facility and Infrastructure	P	P	
Retail, Service, and Office Uses			
Alcoholic Beverage Sales	<u>NC</u>	C	
Ambulance Service	<u>NC</u>	C	
Animal Sales and Grooming	N	C	
Art, antique, collectable.	N	C	
Artisan Shops	N	C	
Banks and Financial Services	<u>NC</u>	C	
Bars and Nightclubs	P	C	
Building Materials Stores and Yards	<u>NP</u>	C	
Business Support Services	N	P	
Call Centers	N	C	
Child Day Care Facility	N	C	
Convenience Stores	C	C	
Drive-in and Drive-through Sales and Service	<u>NP</u>	C	<u>Chapter 7.9</u>
Equipment Sales and Rental	<u>NL</u>	<u>GP</u>	
Furniture, Furnishings, and Appliance Stores	<u>NC</u>	C	
Garden Center/Plant Nursery	<u>NP</u>	C	
Grocery Stores/Supermarket	<u>N</u>	C	
Home Improvement Supplies	<u>NP</u>	<u>NP</u>	
Hotels and Motels	<u>NC</u>	<u>N</u>	
Kennels, Commercial	<u>NC</u>	C	
Maintenance and Repair, Small Equipment	P	C	
Medical Services, General	<u>PN</u>	<u>PN</u>	

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Land Use Category	AC	M-2	Specific Use Regulations
Medical Services, Extended Care	N	N	
Medical Services, Hospitals	N	NP	
Mortuaries and Funeral Homes	N	C	
Neighborhood Market	N	C	
Offices, Business and Professional	PN	C	
Offices, Accessory	NP	P	
Personal Services	PN	C	
Restaurants	PN	P	
Retail, Accessory	NP	C	
Retail, General	N	C	
Retail, Warehouse Club	N	C	
Veterinary Facility	PN	C	
Automobile and Vehicle Uses			
Auto Vehicle Dismantling	NP	P	
Auto and Vehicle Sales and Rental	P	P ¹	
Auto and Vehicle Sales, Wholesale	NP	C	
Auto and Vehicle Storage	P	P	
Auto Parts Sales	P	NC	
Car Washing and Detailing	P	P	
Service Stations	CP	C	
Vehicle Services, Major	P	P	
Vehicle Services, Minor	P	P	
Industrial, Manufacturing, and Processing Uses			
Agricultural Products Processing	N	C	
Manufacturing, Major	N	P	
Manufacturing, Minor	N	P	
Manufacturing, Small Scale	N	P	
Printing and Publishing	N	P	
Recycling Facility, Processing	N	C	
Recycling Facility, Scrap and Dismantling Facility	N	C	
Research and Development	N	NP	
Storage, Personal Storage Facility	NL	P	
Storage, Warehouse	N	P	
Storage, Yards	N	P	
Wholesaling and Distribution	N	P	

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Land Use Category	AC	M-2	Specific Use Regulations
Special Regulated uses			
Card Rooms	N	<u>NC</u>	
Check Cashing Businesses	N	<u>NC</u>	
Massage Parlor	N	<u>NC</u>	
Pawn Shops	N	<u>NC</u>	
Recycling Facility, Collection Facility	<u>NL</u>	<u>NC</u>	
Thrift Store	N	<u>NC</u>	
Sexually Oriented Businesses	N	<u>NC</u>	
Smoke Shops	N	<u>NC</u>	
Tattoo Parlors	N	<u>NC</u>	

Notes:

1. Rental only.

4.6.040 Development Standards

The following development standards are applicable to the Automotive and Industrial Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

Table 4.6-2: Automotive and Industrial Zoning Districts Development Standards

Development Standards	AC	M-2
Setbacks (minimum):		
Front and Street Side/Corner, development < 15 acres	0 to 30 feet <u>25 ft</u>	50-25 <u>ft</u> ¹
Front and Street Side/Corner, development > 15 acres	0 to 80 feet <u>25 ft</u>	50-25 <u>ft</u> ¹
Side and Rear	25 ft	0 ft
Side and Rear, abutting Agricultural or Residential Use or Zone	25 ft	15 ft
Height (maximum):		
Parcels within 100 feet or contiguous to any Agricultural or Residential Use or Zone	40 ft	24 ft
All Other Parcels	40 ft	100 ft ² <u>ft</u> ¹

Notes:

~~1. The 50 foot setback may be reduced to 25 feet when additional landscaping is provided equivalent to the amount of building area encroachment.~~

~~21. The height may be increased to a maximum of 150 feet when development plans are reviewed by the Planning Commission or City Council as part of Design Review.~~

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Chapter 4.7 Public/Quasi-Public Zoning Districts

Sections in this Chapter

- 4.7.010 Chapter Purpose
- 4.7.020 Characteristics of the Public/Quasi-Public Zoning Districts
- 4.7.030 Allowed Land Uses and Permit Requirements
- 4.7.040 Development Standards

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 4S. The new code provides a zone for both active and passive recreational facilities as part of new development. This changes the Open Space (O) Zoning District into the Parks and Open Space (POS) Zoning District.
- 4T. The new code creates a Public Services (PS) district that provides for public serving uses (e.g. police and fire stations, hospitals, schools) as part of new development.

4.7.010 Chapter Purpose

The purpose of this Chapter is to establish public and quasi-public zoning districts in the City that provide appropriate locations for parks, open space, public service uses, and transportation facilities. These districts are consistent with and implement the City's Public/Quasi-Public, Parks and Opens Space, and Natural Resources General Plan land use categories. The districts provide locations in the City for necessary public services (e.g. fire and police stations) and locations for recreation and community gathering in close proximity to neighborhood residential.

4.7.020 Characteristics of the Public/Quasi-Public Zoning Districts

The following descriptions of each Public/Quasi-Public Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. Parks and Open Space (POS) (O) Zoning District. This district is intended to provide locations for parks, open space, natural resource areas, and other related compatible public services/uses. Both active and passive recreational activities are permitted.

B. Public Services (PS) Zoning District. This district is intended to provide a zoning district in the City for the establishment of public safety facilities (e.g. police stations, fire stations, hospitals), public schools (schools, colleges, and universities), and utility sub-stations. The intent of this district is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses. This district specifically implements the Public/Quasi-Public land use category of the General Plan. In order to meet future community needs, new development projects should include Public Service sites for future, undetermined uses.

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- C. Transportation Corridor (T) Zoning District. The purpose of the Transportation Corridor (T) Zoning District is to identify property specifically for transportation purposes (e.g. light rail tracks/station, multi-modal transportation hubs, park and ride facilities). Such properties typically include transportation infrastructure (e.g. rails, catenaries, signals), but may also include related and supporting uses (e.g., stations with transit and services for riders).

4.7.030 Allowed Land Uses and Permit Requirements

Table 4.7-1 below identifies allowed uses and corresponding permit requirements for the Public/Quasi-Public Zoning Districts subject to compliance with Chapter 4.2 (Land Use Classification) and all other provisions of this Title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this Title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

Table 4.7-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts

Land Use Category	<u>POSO</u>	<u>PS</u>	T	Specific Use Regulations
Residential Uses				
Caretaker Housing	<u>NC</u>	<u>C</u>	N	
Dwelling, Single Family	<u>NC</u>	<u>N</u>	N	
Employee Housing	<u>GN</u>	<u>N</u>	N	
Family Day Care Home, Large	<u>NC</u>	<u>N</u>	N	
Family Day Care Home, Small	<u>GN</u>	<u>N</u>	N	
Home Occupations	<u>NC</u>	<u>N</u>	N	<u>Chapter 7.4</u>
Mobile Home	<u>GN</u>	<u>N</u>	N	
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	<u>C</u>	N	
Clubs, Lodges, and Private Meeting Halls	C	<u>C</u>	N	
Community Centers/Civic Uses	<u>NP</u>	<u>P</u>	N	
Community Garden	P	<u>P</u>	N	
Golf Courses/Clubhouse	<u>NP</u>	<u>C</u>	N	
Indoor Amusement/Entertainment Facility	<u>NC</u>	<u>C</u>	N	
Indoor Fitness and Sports Facility	<u>NC</u>	<u>C</u>	N	
Libraries and Museums	<u>NP</u>	<u>P</u>	N	

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Land Use Category	<u>POSO</u>	<u>PS</u>	T	Specific Use Regulations
Outdoor Commercial Recreation	<u>NC</u>	<u>C</u>	N	
Parks and Public Plazas	P	<u>P</u>	P	
Public Safety Facility	<u>NP</u>	<u>P</u>	P	
Recreational Vehicle Parks	C	<u>N</u>	N	
Religious Institutions	C	<u>C</u>	N	
Resource Protection and Restoration	P	<u>N</u>	N	
Resource-Related Recreation	P	<u>N</u>	N	
Schools, Private and Special/Studios	N	<u>C</u>	N	
Schools, Public	N	<u>P</u>	N	
Theaters and Auditoriums	N	<u>C</u>	N	
Utility, Transportation, and Communication Use Listings				
Airport	N	<u>P</u>	<u>NP</u>	
Bus and Transit Shelters	<u>NP</u>	<u>P</u>	<u>NP</u>	
Heliports	N	<u>P</u>	<u>NP</u>	
Park and Ride Facility	N	<u>P</u>	P	
Parking Facility	N	<u>P</u>	<u>NP</u>	
Telecommunication Facility	<u>NC</u>	<u>C</u>	C	
Transit Stations and Terminals	N	<u>P</u>	P	
Utility Facility and Infrastructure	P	<u>P</u>	P	
Retail, Service, and Office Uses				
Child Day Care Facility	N	<u>C</u>	N	
Medical Services, Hospitals	C	<u>C</u>	N	

4.7.040 Development Standards

The following development standards are applicable to the Public/Quasi-Public Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

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Table 4.7-2: Public/Quasi-Public Zoning Districts Development Standards

Development Standard	POS	<u>PS</u>	T
Setbacks (minimum):			
Front	25 ft	<u>25 ft</u>	25 ft
Street-side	25 ft	<u>25 ft</u>	25 ft
Interior and Rear	6-10 ft	<u>10 ft</u>	10 ft
Height (maximum)	40 ft	<u>40 ft</u>	45 ft

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Chapter 4.8 Special Purpose Zones

Sections in this Chapter

- 4.8.010 Chapter Purpose
- 4.8.020 Specific Plan Zoning Districts
- 4.8.030 Special Planning Area Zoning Districts

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

4U. The new code adopts Specific Plans and Special Planning Areas by reference, rather than as part of the Zoning Code as the old code had done. Each SP or SPA is listed, along with its adoption date and related ordinance. Subsequent Special Purpose zones will be listed herein as adopted.

4.8.010 Chapter Purpose

The purpose of this Chapter is to identify and provide reference to all Special Purpose Zones within the City. Special Purpose Zones provide unique development regulations to subject property than may otherwise be granted through the application of any Base Zoning District provided by this Title. Currently there are two Special Purpose Zones in the City as follows:

- Specific Plan Zones
- Special Planning Area Zones

4.8.020 Specific Plan Zoning Districts

- A. **Purpose of the Specific Plan Zoning District.** The purpose of the Specific Plan Zoning District is to designate unique planning areas within the City for which the City Council has adopted or requires adoption of a separate planning document (a Specific Plan) consistent with the General Plan and State law. The contents, requirements, and adoption and amendment procedures for Specific Plans are listed in Chapter 3.15 (Specific Plans).
- B. **Designation.** Specific Plan Zoning Districts shall be delineated on the Zoning Map in a manner similar to that of any other Zoning District except that each Specific Plan-zoned area shall also bear a name, number, symbol, or other delineation, as determined by the Planning Director, which distinguishes it from other Specific Plan Zones, Base Zoning Districts, or Overlay Zones. The assignment of the Specific Plan Zones designation serves to provide a reference to the corresponding Specific Plan Zoning document adopted by Ordinance of the City Council. Applicable zoning regulations and standards applicable to the land area are provided in the Specific Plan Zones document, as adopted by reference in this Title.

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C. Specific Plans Adopted by Reference. The following Specific Plans have been adopted as part of this Title by reference and are so designated on the Zoning Map of the City:

1. Sunridge Specific Plan (adopted July 17, 2002 by Sacramento County)
2. Folsom Boulevard Specific Plan (first adopted November 6, 2006 by Ordinance 57-2006; amended XX X, 2007 by Ordinance XX-2007)

C.D. Allowed Uses. Allowed uses within the Specific Plan area are those listed uses in the adopted Specific Plan document. A Specific Plan may reference the allowed use provisions of concurrent Base Zoning District contained in this Title; however in the event that there are conflicts between the provisions of the Specific Plan and this Title, the Specific Plan shall prevail.

D.E. Development Standards. Development standards within the Specific Plan area are those standards listed in the adopted Specific Plan. A Specific Plan may reference the development standards of this Title, in which case the standards of this Title shall apply. Where a Specific Plan is silent regarding a City-wide standard (e.g., sign regulations), the City standard shall apply. Where a Specific Plan establishes unique standards that are in conflict with the standards of this Title, the Specific Plan standards shall prevail.

4.8.030 Special Planning Area Zoning Districts

A. Purpose of the Special Planning Area Zone. The purpose of this district is to designate unique planning areas within the City for which the City Council has adopted or requires adoption of a separate planning document, a Special Planning Area, consistent with the General Plan and State law. The contents, requirements, and adoption and amendment procedures for Special Planning Areas are listed in Chapter 3.14 (Special Planning Areas).

B. Designation. Special Planning Area Zoning District shall be delineated on the Zoning Map in a manner similar to that of any other Zoning District except that each Special Planning Area-zoned area shall also bear a name, number, symbol, or other delineation, as determined by the Planning Director, which distinguishes it from other Special Planning Area Zoning District, Base Zoning Districts, or Overlay Zoning Districts. The assignment of the Special Planning Area Zoning Districts designation serves to provide a reference to the corresponding Special Planning Area Zoning District document adopted by Ordinance of the City Council. Applicable zoning regulations and standards applicable to the land area are provided in the Special Planning Area Zones document, as adopted by reference in this Title.

C. Special Planning Areas Adopted by Reference. The following Special Planning Areas have been adopted as part of this Title by reference and are so designated on the Zoning Map of the City:

1. Williamson Ranch Special Planning Area (adopted by Ordinance 77-SPA-14 by Sacramento County)

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2. White Rock Road Special Planning Area (adopted by Ordinance 80-SPA-1 by Sacramento County, Amended August 24, 1994)
3. South Sunrise Special Planning Area (adopted July 12, 1995 by Sacramento County)
4. Aerojet Special Planning Area (adopted by Ordinance X by Sacramento County)
5. Zinfandel Special Planning Area (aka, Village of Zinfandel) (adopted August 7, 2002 by Sacramento County)
6. Mather Field Special Planning Area (adopted June 11, 1997 by Ordinance SZC 97-0021 by Sacramento County)
7. Capital Village Special Planning Area (adopted April 4, 2006 by Ordinance 06-2005)
8. The Preserve at Sunridge Special Planning Area (adopted August 7, 2006 by Ordinance 40-2006)

G.D. Allowed Uses. Allowed uses within the Special Planning Area are those listed uses in the adopted Special Planning Area document. A Special Planning Area may reference the allowed use provisions of concurrent Base Zoning District contained in this Title; however in the event that there are conflicts between the provisions of the Special Planning Area and this Title, the Special Planning Area shall prevail.

E. Development Standards. Development standards within the Special Planning Area are those standards listed in the adopted Special Planning Area. A Special Planning Area may reference the development standards of this Title, in which case the standards in this Title shall apply. Where a Special Planning Area is silent regarding a City-wide standard (e.g., sign regulations), the City standards shall apply. Where a Special Planning Area establishes unique standards that are in conflict with the standards of this Title, the Special Planning Area standards shall prevail.

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Chapter 4.9 Overlay Zoning Districts

Sections in this Chapter

4.9.010	Chapter Purpose
4.9.020	Convention (CO) Overlay Zoning District
4.9.030	Transit Oriented Development (TOD) Overlay Zoning District
4.9.040	Flood (F) Overlay Zoning District
4.9.050	Planned Development (PD) Overlay Zoning District
4.9.060	Planned Development – County/City Initiated (PDC) Overlay Zoning District
4.9.070	Parkway Corridor (PC) Overlay Zoning District
4.9.080	Surface Mining (SM) Overlay Zoning District

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

4V. Transit Oriented Development (TOD) Overlay Zone has been created to allow for increased development potential around “qualifying transit stations.”

4W. Amends the Convention Center Overlay to zone to narrow the list of permitted uses to better support convention center use.

4X. The new code eliminates the following Overlay Zoning Districts from the existing code. These districts were either not located within the City or include provisions that are being addressed in other ways in the new code:

- Food Processing (FP) Combining Land Use Zone (note: a new land use category for wineries and ag-tourism has been created to achieve the same objective).
- Delta Waterways (DW) Land Use Zone.
- Natural Streams (NS) Combining Land Use Zone (note: policies of the General Plan provide for preservation of natural streams within the City).
- Mobile Home Park (MHP) Combining Land Use Zone (note: the RMH zone allows for the creation of mobile home parks).
- Neighborhood Preservation Area (NPA) (note: provisions of this combining zone will be integrated into the general development standards to promote compatibility between industrial and residential uses)

4.9.010 Chapter Purpose

The Overlay Zoning Districts established in this Chapter are designed to supplement the use regulations and/or development standards of the applicable underlying Base Zoning District by

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recognizing distinctive areas of the City that have special and unique social, architectural, or environmental characteristics which require special considerations not otherwise adequately provided by the underlying Base Zone applicable to the property. The application of these Overlay Zoning Districts emphasizes the need for special attention in planning projects in the area governed by the overlay. The provisions of this Chapter shall apply to all parcels of land located within the designed boundaries of an overlay district as illustrated on maps contained in this Chapter and on the City Zoning Map. On the Zoning Map, Overlay Zoning Districts shall be designated by their representative symbol along with the Base Zoning District in a format determined by the Planning Director. In the event of a conflict with the regulations of the underlying Base Zoning District and the Overlay Zoning District, the provisions of the Overlay Zoning District shall apply.

~~The Special and Combining Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones, with the uses and regulations provided in this Code, are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan, and are adopted for the following purposes:~~

~~(a) — To provide for the orderly development and beneficial use of lands involving exceptional environmental characteristics.~~

~~(b) — To preserve and enhance certain resources of the County from incompatible land uses.~~

~~(c) — To preserve and protect areas of the County with special and unique social, architectural, or environmental characteristics which require special considerations not otherwise adequately provided by regular zones.~~

~~(d) — To provide greater flexibility in design than is otherwise provided under the regular zones, to permit and encourage a more efficient development and utilization of areas with unique characteristics, resources, environmental factors and conditions; while preserving and protecting the public interest, health, safety, welfare, and property values.~~

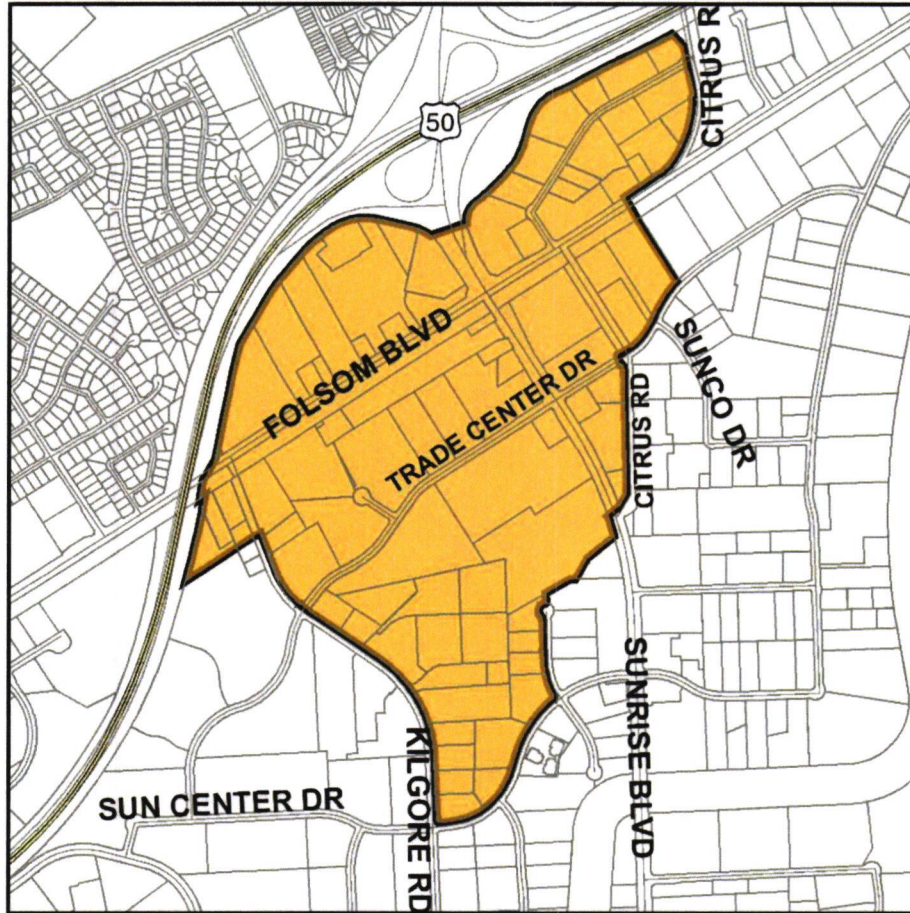
4.9.020 Convention (CO) Overlay Zoning District

A. **Purpose and Intent.** The purpose of the Convention (CO) Overlay Zoning District is to establish an area in the City specifically for the development of a convention center with related and supporting uses. The Convention District is intended to be a special place in the City that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

B. **Convention Overlay District Area.** The Convention Overlay Zoning District is applied to those parcels described in the Figure 4.9-1 (Convention Overlay District Area), consistent with the General Plan's Convention Overlay. The Convention Overlay District is generally defined as that area south of Highway 50, east of Kilgore Road, north of Sun Center Drive, and west of Citrus Road.

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Figure 4.9-1: Convention Overlay District Area



- C. **Allowed Uses.** Specific to the Convention Overlay Zoning District, Table 4.9-1 below identifies the allowed use provisions within the Convention Overlay Zoning District. The allowed use provisions of Table 4.9-1 supersede and replace the allowed use provisions of the underlying base zoning district of applicable property. Similar uses may be determined as identified in this Title. The allowed use provisions are listed in compliance with Chapter 4.2 (Land Use Classification).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "L" symbolizes uses that require approval of a Limited Use Permit, "C" symbolizes uses that require approval of a Conditional Use Permit, and "N" symbolizes uses that are not permitted.

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Table 4.9-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Caretaker Housing	C	
Dwelling, Multi-Family	P ¹	
Dwelling, Single Family	C	
Dwelling, Two-Family	C	
Home Occupations	C	Chapter 7.4
Live-Work Facility	C	
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	C	
Libraries and Museums	P	
Outdoor Commercial Recreation	C	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios	P	
Schools, Public	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Heliports	C	
Park and Ride Facility	C	
Telecommunication Facility	C	
Transit Stations and Terminals	C	
Utility Facility and Infrastructure	C	
Retail, Service, and Office Uses		
Alcoholic Beverage Sales	C	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Bed and Breakfast Inns	C	
Building Materials Stores and Yards	C	
Business Support Services	C	
Child Day Care Facility	C	
Drive-in and Drive-through Sales and Service	CN	Chapter 7.9

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Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Home Improvement Supplies	C	
Hotels and Motels	P	
Medical Services, General	C	
Medical Services, Extended Care	C	
Medical Services, Hospitals	C	
Offices, Business and Professional	P	
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Veterinary Facility	C	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	C ¹²	
Car Washing and Detailing	C	
Service Stations	C	
Vehicle Services, Minor	C	
Industrial, Manufacturing, and Processing Uses		
Printing and Publishing	C	
Research and Development	C	

Notes:

1. The use is permitted in conjunction with the predominant use of the underlying Base Zoning District. In other words, this use is only allowed as part of an integrated development.

¹². Rental only.

- D. **Development Standards.** The following development standards are applicable to the Convention Overlay Zoning District. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code or the underlying zoning district, these standards shall apply. The Designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

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Table 4.9-2: Development Standards in the Convention Overlay District

Development Standard	Convention District Overlay
Density¹	
Minimum	10 du/ac
Maximum	18.0 du/ac
Lot Area and Dimensions	No Minimum³
Floor Area Ratio⁴²	
Minimum	0.4
Maximum	3.0
Setbacks	
Front and Street Side	0 ft
Rear	10 ft.
Between Structures	10 ft. ⁵³
Interior	0 ft.
Residential, stand alone structure ⁶⁴	Refer to setbacks for the MDR zone
Height Limit	
Primary Structures	No maximum ⁷⁵

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.

~~2. Development above 18 dwelling units per acre require a conditional use permit from the Designated Approving Authority.~~

~~3. The appropriate lot sizes for single family and two family dwelling units developed as part of an integrated development within the Convention Overlay will be reviewed and determined in conjunction with any request for parcel map or merger and/or Design Review to ensure that said lot will accommodate planned or potential development, given development criteria and access requirements.~~

42. Includes residential uses and square footage. See Section 240-11.5 Chapter 6.1 (General Property Development Standards) for definition of Floor Area Ratio (FAR).

53. The distance between structures may be modified as part of Design Review; however any modifications must be consistent with the Uniform Building Code.

64. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).

75. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

E. **Parking Standards.** Parking standards for uses in the Convention Overlay shall be consistent with Chapter 6.3 (Parking). Required off-street loading/unloading and passenger loading areas shall also be consistent with applicable provisions of Chapter 6.3 (Parking).

4.9.030 Transit Oriented Development (TOD) Overlay Zoning District

A. Purpose and Intent. The purpose of the Transit Oriented Development (TOD) Overlay Zoning District is to promote and provide for higher density and intensity uses as part of or in proximity to transit stations. The objective of locating more intensive uses near

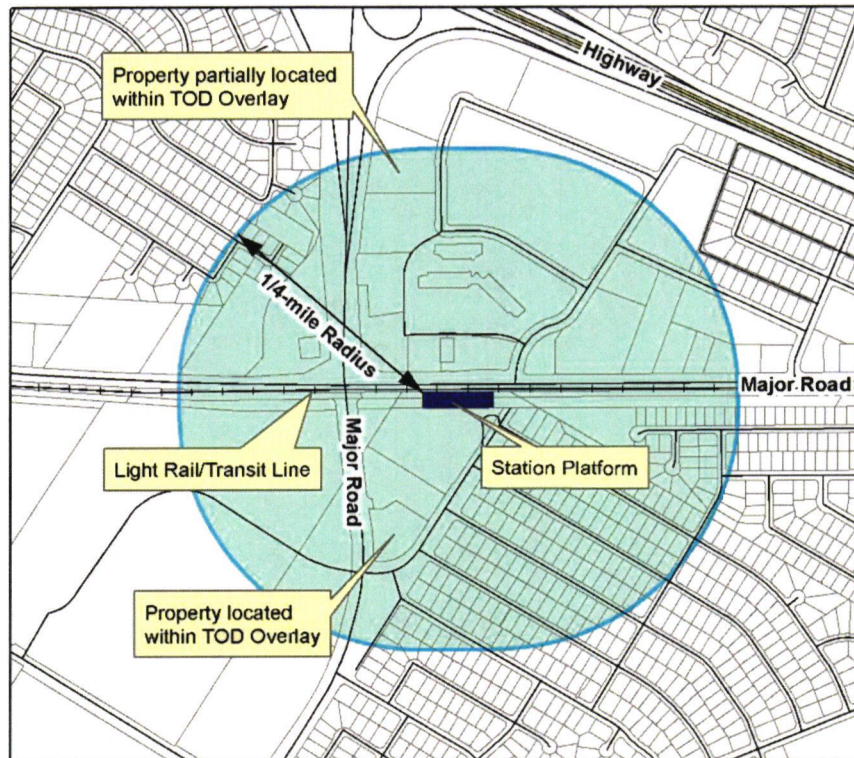
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transit stations is to promote transit services along major transit corridors of the City. The Transit Oriented Development Overlay Zoning District implements the Local Transit Oriented Development and Regional Transit Oriented Development Land Use Categories of the General Plan.

B. Applicability

1. TOD Designation. The Transit Oriented Development Overlay Zoning District shall be applied to properties that are located within one-quarter mile of an existing or planned qualifying transit facility as defined in Section B.2. In determining the extent of the applicability, a circle of one-quarter mile in radius shall be drawn from the designated station location (e.g. station platform). See Figure 4.9-2 (Applicability of the Transit Oriented Development Overlay Zoning District).

Figure 4.9-2: Transit Oriented Development Overlay Zoning District



2. Qualifying Transit Facilities. For purposes of this Section, the term "qualifying transit facilities" shall be defined as listed below. In any case, local neighborhood-oriented bus stops (e.g., simple neighborhood bus stops with nothing more than a stop sign) are not qualifying transit facilities.
 - a. Local transit facilities, which are more local-serving transit stations or centers, such as transit hubs. These facilities are strategically located for

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connectivity and may be part of village or town centers. They may also be located within employment centers.

b. Regional transit facilities, which are major transit facilities where a significant number of people transfer from one transit route or mode to another. These facilities may, but are not required to, include park and ride lots. All of the existing and proposed light rail stops are considered regional transit facilities – multi-transit hubs connecting light rail to shuttle or bus service.

3. Properties Partially Located within the TOD Overlay. The provisions of the Transit Oriented Development Overlay Zoning District shall only apply to those portions of property located within the one-quarter mile radius circle. Those portions of parcels zoned Transit Oriented Development Overlay but not included within the one-quarter mile radius circle may only be developed consistent with the development standards of the Base Zoning District. Qualifying integrated developments as defined in Chapter 6.1 (General Property Development Standards) may locate more intense development outside of the one-quarter mile radius circle, provided the provisions of this Section are observed.

4. Special Standards for Integrated Development. When a portion of an integrated development, as defined in Chapter 6.1 (General Property Development Standards), includes both an area zoned Transit Oriented Development Overlay and an area not subject to the development standards of the Transit Oriented Development Overlay Zone, the development potential for the site shall be determined on an aggregate basis. For example, if half of a ten acre site is zoned Transit Oriented Development Overlay and the other half is zoned Commercial Mixed Use, then the development potential of the first half is 400 dwelling units (80 du/ac x 5 acres) and the potential of the second half is 90 dwelling units (18 du/ac x 5 acres), resulting in a total potential of 490 dwelling units. Consistent with the provisions for integrated developments, the 490 dwelling units may be located anywhere within the development, except that the majority of the units shall be located within the one-quarter mile radius. The Designated Approving Authority, as part of Design Review, may allow the majority of the units to be located outside of the quarter mile radius, provided that pedestrian uses and gathering spaces are located within the radius and connect the residential area(s) to the transit station.

C. Development Standards. The following development standards are applicable to the Transit Oriented Development Overlay Zoning District. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other Chapters of this Code or the underlying Base Zoning District, these standards shall apply. The Designated Approving Authority will review development applications against these standards to determine compliance with applicable zoning regulations.

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Table 4.9-3: Transit Oriented Development Overlay Zoning District Development Standards

<u>Development Standard</u>	<u>Local Transit Facilities</u>	<u>Regional Transit Facilities</u>
<u>Density¹</u>		
<u>Minimum</u>	<u>18.0 du/ac</u>	<u>20.0 du/ac</u>
<u>Maximum</u>	<u>80.0 du/ac</u>	
<u>Floor Area Ratio²</u>		
<u>Minimum</u>	<u>0.50</u>	<u>0.65</u>
<u>Maximum</u>	<u>2.5</u>	<u>3.0</u>
<u>Height (maximum)</u>	<u>80 ft</u>	<u>No maximum³</u>

Notes:

1. The minimum and maximum density standards are only applicable to mixed use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.

2. Includes residential uses and square footage. See Chapter 6.1 (General Property Development Standards) for definition of Floor Area Ratio (FAR).

3. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the Safety Element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

4.9.040 Flood (F) Overlay Zoning District

A. **Purposes.** The Flood (F) Overlay Zoning District as shown on the Zoning Map is intended to comprise all land covered by rivers, creeks, and streams and land subject to flooding within the City. The City Council, in adopting the regulations in this Section, recognizes that:

1. The promotion of the orderly development and beneficial use of lands subject to recurrent flooding is necessary if the potential property damage which results from improper development is to be minimized.
2. There is a need to protect current and future occupants of land subject to flooding from the physical damage of flooding.
3. The health, general welfare and safety of the public of the City as a whole requires that lands subject to flooding be strictly regulated as to the uses permitted on the land and the amount of open space which separate buildings and structures.
4. Inundation frequently causes extensive property damage.
5. Strict regulation of flood lands is necessary to protect prospective buyers of land from deception as to the utility of the land within the flood zones.

B. **Prohibition.** No building, structure, vehicle, sign, or area in any zone with which the Flood Overlay Zone is applied shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any zone with which the Flood Overlay Zone is applied, except as hereinafter specifically provided in this Section or

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elsewhere in this Title; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any zone with which the Flood Overlay Zone is applied shall be regulated and governed by the provisions of this Section, the regulations and provisions applicable to the base zone with which the Flood Overlay Zone is applied, and the general regulations and conditions of this Title. ~~To the extent of any conflict between the provisions of the zone with which the (F) Combining Zone is combined the provisions of this Article shall prevail.~~ If there are any conflicts between the Flood Overlay Zoning District and the base zone to which it is applied, the provisions of the Flood Overlay Zoning District shall apply.

- C. **Elevations.** No building or structure designed for human habitation shall hereafter be erected, altered, moved or enlarged with a first floor elevation lower than required by the Sacramento County Water Agency Drainage Ordinance, and regulations adopted pursuant thereto.
- D. **Area.** Each lot or parcel shall have a minimum lot area and/or density as specified in the Base Zoning District. If neither a public water supply nor a public sewerage facility is in use, the net lot area for each lot or parcel shall be not less than one acre.
- E. **Lot Width.** Each lot or parcel shall have a minimum lot width as required by the Basic Zoning District.

F. Determination of Zoning Boundaries. For purposes of the Flood Overlay Zoning District, the following rules shall apply when determining the boundaries of the zone:

- 1. Zoning boundaries of the Flood Overlay Zoning District is intended to represent the 100-year floodplain as determined by Public Works. The 100-year floodplain will be based on the best available information, which may include the National Flood Insurance Program Flood Insurance Rate Map, County drainage master plan, historic flooding events, or other available information.
- 2. When Public Works revises the 100-year flood elevation based upon detailed engineering data, the zoning boundaries of the Flood Overlay Zoning District may be adjusted by the Planning Director so as to accurately reflect the 100-year floodplain.
- 3. Upon development of a property, the Designated Approving Authority shall determine the exact location of the 100-year floodplain based on a topographic survey of the property at one foot intervals and the 100-year flood elevation as determined by Public Works.

4.9.050 Planned Development (PD) Overlay Zoning District

- A. **Purpose.** The purpose of the Planned Development (PD) Overlay Zoning District is to encourage a creative and more efficient approach to the use of land; to maximize choice in the type of environment available to the people of the City; and to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density where such rearrangement is desirable and feasible.

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While this Overlay District has been established to reflect previous actions of the County of Sacramento prior to incorporation of the City, subsequent development does not require a Planned Development Overlay Zoning District to establish development rights consistent with this Title and the City's General Plan. Existing Planned Development Overlay Zoning Districts are hereby incorporated into this Title by reference and are considered consistent with the City General Plan.

- B. Intent of the Planned Development Overlay Zoning District.** The intent of the Planned Development Overlay Zoning District is to carry out the purpose as set forth above by providing the means of greater creativity and flexibility in design than is provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the public interest, health, safety, welfare, and property values. Various land uses may be combined in a Planned Development Zone including combinations of residential, commercial, industrial, utility, institutional, educational, cultural, recreational, and other uses provided the combination of uses results in a balanced and stable environment. A (PD) Zone may be combined with any other zoning classification except permanent agricultural or agricultural hold zones, provided the underlying Base Zoning District is consistent with the General Plan.
- C. Criteria.** The criteria for establishing new Planned Development Overlay Zoning Districts are as follows:
1. **Size.** A planned development, or unit thereof, shall be of sufficient size, composition, and arrangement that its composition, marketing, and operation are feasible as a complete unit independent of any subsequent unit.
 2. **Permitted Uses.** All uses which are authorized in the Basic Zone(s) with which the Planned Development Overlay Zoning District is combined including uses which are authorized only with a use permit, provided the uses are approved and made part of the Development Plan as provided in this Section. In residential developments the applicant must show that accessory commercial uses are intended to serve principally the residents of the development.
 3. **Land Use Intensity.** The planned development shall be at a land use intensity which conforms to the City's General Plan and complements existing permitted uses in the neighborhood. If the planned development proposed indicates a greater intensity of land use than is permitted by existing zoning regulations, the applicant must show that the design of the project merits such a change in zoning and will not:
 - i. Create traffic congestion in the streets which adjoin or are near the planned development;
 - ii. Create a burden on parks, schools, and other public facilities and utilities which serve or are proposed to serve the planned development;
 - iii. Have an undue and adverse impact on the reasonable enjoyment of neighboring property.

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An increase in land use intensity shall be compensated for by additional amenities to be achieved by the amount, location, and proposed use of open space and location, design, and type of development.

4. Design Standards. The City Council, after a recommendation by the Planning Commission, may permit deviations from the standards in the basic zones with which the Planned Development Overlay Zoning District is combined provided the developer demonstrates by his design proposal, that the objectives of the General Plan, the Subdivision Ordinance, and this Title will be achieved.
5. Common Open Space. The City Council may adopt regulations to govern the amount, use, and location of open space. After development, the common open space may be conveyed to a public agency or private association. The City Council, prior to any conveyance of common open space, shall approve all agreements and instruments relating to use, maintenance, and ownership thereof. The City Council may also require the dedication of development rights or scenic easements to assure that common open space will be maintained. The Planning Commission may further require that instruments of conveyance or covenants or deed restrictions of associations provide that in the event the common open space is not maintained in a condition consistent with the approved development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association. If the common open space is dedicated, conveyed, or designed for use by the general public and so used, any assessment of maintenance costs shall be made by benefit areas which are not necessarily restricted to the subject Planned Development Overlay Zoning District.

D. Preliminary Plan.

1. Purpose. The purpose of the preliminary plan is to require the developer to demonstrate the feasibility and general design concept of a proposed development to the Planning Department ~~or Planning Commission.~~ Prior to submitting an application for zone change to the Planned Development Overlay Zoning District, the applicant shall submit and receive approval of a Preliminary Plan for the full area to be covered by the Planned Development Overlay Zoning District from the Planning Director. Approval of the Preliminary Plan does not grant or vest development rights, but rather ensures that the proposed development will comply with the goals and policies of the City General Plan and other standards and regulations of the City prior to zone change.
2. Procedure. The initial step to be taken by the developer is to submit a preliminary plan to the Planning Department. The plan shall include:
 - i. Maps or drawings which may be schematic in form;
 - ii. Proposed land uses, the approximate number of dwelling units, acres and population density for each area of land, existing uses of surrounding property;
 - iii. Proposed circulation system, indicating both public and private streets;

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- iv. Public uses including schools, parks, recreation areas, and other open spaces;
- v. The use and general description of each different type of structure;
- vi. Nature of the applicant's interest in the land proposed to be developed;
- vii. Written explanation of the nature of the proposed development and the deviations from regulations otherwise applicable to the property;
- viii. Proposed sequence and schedule of development; and-

ix. Other contents as deemed necessary by the Planning Director and Planning Commission.

- 3. Action by the Planning Department ~~and the Planning Commission. Within 30 days after submission the Planning Department shall review said preliminary development plan and meet with the applicant for the purpose of presenting its comments. The Planning Department shall either grant approval in principal of the plan submitted, grant approval in principal subject to specific modifications which shall be included in any application for a (PD) District, or deny approval of the plan stating reasons for denial. The Planning Department or the applicant may request that the Planning Commission review the preliminary plan and approve, approve with modification, or disapprove the plan as submitted. Review and processing of the Preliminary Plan application shall be consistent with the provisions of Chapter 2.1 (Application Processing). The Designated Approving Authority for the Preliminary Plan shall be the Planning Director, however the Director shall have the authority to elevate the Preliminary Plan review to the Planning Commission or the City Council (via the Planning Commission).~~

E. Proposed Development Plan and Request for Planned Development Overlay Zoning District . Within one year after approval of the preliminary plan an application may be filed with the Planning Director for a Planned Development Overlay Zoning District. The petitioner shall include with the application zone change his proposed development plan for all or a portion of the property included within the preliminary plan, which shall include all information required for the preliminary plan and the following:

- 1. Maps showing existing topography, tree cover, buildings, streets, and other existing physical features;
- 2. Detailed breakdown of the proposed land use showing: lot lines, location of buildings, parking areas, common grounds, recreation improvements and structures, and open space around buildings and structures;
- 3. Elevation drawings of typical proposed structures and improvements for each proposed use except detached single family dwellings;
- 4. At least one perspective drawing or model which will demonstrate the architectural character of the project;

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5. Proposed agreements, deed restrictions, bylaws and Articles of Incorporation which relate to the preservation or maintenance of open space and associations created to preserve and maintain said open space;
6. A schedule and sequence of development for all of the property included in the preliminary development plan even though the applicant elects to include only a portion of the property in the proposed tentative development plan.

F. Action ~~by the Planning Commission~~ on the Proposed Development Plan and Request for Planned Development Overlay Zoning District(PD) Zone.

1. ~~The Planning Commission shall hold a public hearing on the proposed plan and request for change in zoning as prescribed in Section 115-14. The Commission may recommend approval, disapproval, or conditional approval of the proposed plan and request for (PD) Zoning. The process for approving a proposed Development Plan and request for zone change to the Planned Development Overlay Zoning District shall be the same as for Zoning Amendments as provided for in Chapter 3.14 (Zoning Amendments).~~
2. Findings. In addition to the Findings for approval of a Zoning Amendments, the Designated Approving Authority shall also make all of the following Findings when approving a zone change to the Planned Development Overlay Zoning District ~~The Planning Commission shall not recommend approval of the proposed plan nor recommend (PC) Zoning unless there is evidence that:~~
 - i. The proposed development will carry out the intent of the General Plan.
 - ii. The proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.
 - iii. The proposed development is compatible with existing and proposed land uses in the surrounding area.
 - iv. Any exceptions to the standard requirements of the Base Zoning District and the provisions of this Title are justified by the design of the development. In the case of residential areas the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.
 - v. There is adequate assurance that all public improvements will be installed at the scheduled times as required by the Public Works Department.
 - vi. There is adequate assurance that the development schedule will be met.
 - vii. The existing or proposed utility services are adequate for the uses and population densities proposed.
3. ~~The County Council shall prepare a draft of the proposed Ordinance prior to hearing before the Board of Supervisors.~~

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G. Action of the Board of Supervisors Designation of Planned Development Overlay Zoning District.

~~1. The Board of Supervisors shall hold a public hearing on the proposed plan and Planning Commission's recommendations for (PD) Zoning in the same manner as other applications for zone changes. The Board may approve, disapprove, or approve with modification the proposed development plan and request for (PD) Zoning. The Board shall not approve the proposed plan or request for a (PD) Zone unless the evidence supporting the Planning Commission's recommendation is presented to the Board.~~

~~b. Approval of the proposed development plan shall be by amendment to the Basic Zoning Ordinance. The amendment shall include all of the information which comprises the approved development plan. The Comprehensive Zoning Plan shall indicate the property is in Designation. A-a Planned Development Overlay Zoning District (PD) Zone shall be delineated on the Zoning Map in a manner similar to that of any other Overlay District by showing a name, number, symbol, or other designation after the Base Zone for the subject property(s), as determined by the Planning Director, which distinguishes it from other Overlay Zones, Base Zones, or Special Purpose Zones. by the Symbol (PD) in combination with other zone symbols. The Board may delegate to the Planning Commission or the Zoning Administrator the authority to approve insubstantial revisions to an approved plan. All other revisions shall be made pursuant to the procedure for an amendment to the Basic Zoning Ordinance.~~

~~2. The Board shall also designate and include as part of the ordinance what additional information is required before construction is authorized. Typical information required includes, but is not limited to:~~

~~i. Preliminary building plans, including floor plans and exterior elevations required to obtain a building permit;~~

~~ii. Landscape plans;~~

~~iii. Engineering plans and reports as required by law or regulations;~~

~~iv. Bonds, deposits of money or securities required as part of the tentative development plan.~~

H. Adoption by Reference. The following Planned Development Overlay Zoning District(s) has/have been adopted as part of this Title by reference and is/are so designated on the Zoning Map of the City:

1. Briarwood Coloma Planned Development (adopted by Ordinance 71-PD-2, amended by Ordinances 71-PD-2A, 71-PD-2A1, 71-PD-2C, and 71-PD-2D).

H.I. Action by Planning Department on Final Plan Subsequent Approvals. The Planning Department shall have thirty (30) days to review the drawings, landscaping plans, and other information specified in the Ordinance and shall approve same if the information substantially conforms to the approved development plan. The Planning Department

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~~shall advise the Department of Public Works of the receipt of the drawings and specifications relating to the development. No subsequent approvals, including tentative maps, conditional use permits, and other discretionary permits, as well as building permits, grading plans, improvement plans, sign permits, temporary sign permits, and other ministerial permits/actions shall be approved unless they are substantially compliant with the provisions of the adopted Planned Development and other regulations of this Title.~~

~~I. **Building Permits.** No building permit shall be issued for the development or any part thereof until the Planning staff has completed the review as provided above.~~

~~J. **Subdivision Maps, Covenants.** Any part of the approved development plan for which a subdivision map is required and any covenants or restrictions required as part of the approved development plan shall be recorded by the County Recorder.~~

~~K. **Annual Review.** If construction of the project has not commenced within one year after the adoption of the (PD) Zone or as otherwise provided in the approved development plan, the Planning Commission shall review the project to determine if an amendment to the Ordinance should be initiated to rezone the property to another zoning classification.~~

4.9.060 Planned Development – County/City Initiated (PDC) Overlay Zoning District

A. **Purpose.** This Section establishes the procedure whereby the City Council may initiate proceedings to regulate certain property through the process of a County initiated Planned Development Overlay Zoning District. The City Council recognizes that there are areas throughout the City that have unique environmental, economic, historic, or architectural features and that too little attention has been given through the application of standard zone regulations to these special characteristics. It is the purpose of this Section to provide for the City to guide the regulation of such areas so as to preserve such unique characteristics. While this Overlay District has been established to reflect previous actions of the County of Sacramento prior to incorporation of the City, subsequent development does not require a Planned Development-County/City Initiated Overlay Zoning District to establish development rights consistent with this Title and the City's General Plan. Existing Planned Development-County/City Initiated Overlay Zoning District zones are hereby incorporated into this Title by reference and are considered consistent with the City General Plan.

B. **Designation.** A Planned Development-County/City Initiated Overlay Zoning District shall be delineated on the Zoning Map in a manner similar to that of any other Overlay District by showing a name, number, symbol, or other designation after the Base Zoning District for the subject property(s), as determined by the Planning Director, which distinguishes it from other Overlay Zoning Districts, Base Zoning District, or Special Purpose Zones.

C. **Initiation of Zone.** The City Council may initiate proceedings to place parcels within the Planned Development-County/City Initiated Overlay Zoning District. The procedure for zoning property to the Planned Development-County/City Initiated Overlay Zoning District shall be the same as for changing the zone as provided in Chapter 3.14 (Zoning Amendment).

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D. Content of County/City Initiated Planned Development Ordinance.

1. The following provisions are mandatory and shall be included in each County/City initiated Planned Development Overlay Zoning District Ordinance:
 - i. A list of permitted uses.
 - ii. Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
 - iii. Other design standards appropriate for the specific planned development.
 - iv. Legal description of property covered by the Ordinance.
 - v. Reasons for establishment of a Planned Development-County/City Initiated Overlay Zoning District on the particular property.
2. The following provisions are permissive and are not intended to be an exclusive list of the provisions that could be part of a Planned Development-County/City Initiated Overlay Zoning District Ordinance.
 - i. Procedures for review of proposed development. The procedures could include:
 1. Types of projects that require review.
 2. Documents required from developers.
 3. Hearing procedures, if any.
 - ii. Regulations relating to nonconforming lots, uses, structures, and signs.
 - iii. Time phasing and sequence of development projects.

E. Application for Amendment to the Planned Development-County/City Initiated Overlay Zoning District. The procedures for filing an amendment to the Planned Development-County/City Initiated Overlay Zoning District adopted pursuant to this Title shall be the same as for any amendment to the Zoning Code.

F. Adoption by Reference. The following Planned Development-County/City Initiated Overlay Zoning District(s) has/have been adopted as part of this Title by reference and is/are so designated on the Zoning Map of the City:

1. Sunriver Planned Development (adopted by Ordinance 77-PDC-4, amended by Ordinance SZC 93-0037)

4.9.070 Parkway Corridor (PC) Overlay Zoning District

A. Purpose. The Parkway Corridor (PC) Overlay Zoning District, as shown on the Zoning Map, shall be used to regulate property along the American River within the City. The goals promoted by establishment of this zone include:

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1. Implement the goals and policies of the City's General Plan relative to preservation of the American River Parkway.

a.2. Preserve and enhance the American River and its immediate environment consistent with the goals and policies of the American River Parkway Plan, ~~an element of the Sacramento County General Plan.~~

b.3. Ensure, to the extent possible, the compatibility of land uses within the American River Parkway and land adjacent to the Parkway for their mutual benefit.

c.4. Ensure that development with access within and adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to complement the naturalistic amenities of the Parkway.

d.5. Provide flexibility in development requirements such as setback, height, bulk and landscaping applicable to parcels of property subject to the regulations of the (PC) Parkway Corridor zone.

e.6. Minimize risks to public health, safety and welfare in areas which are potentially threatened by erosional processes.

f.7. Ensure that bluff development, including related storm runoff, foot traffic, site preparation, construction activity, irrigation and other activities and facilities accompanying such development, does not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.

g.8. Ensure that bluff development is sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features.

h.9. Ensure that development within the American River Parkway Corridor zone occurs in a manner which maintains a safe environment for homes and other improvements, and protects the aesthetic and environmental quality of the Parkway.

B. Applicability of Parkway Corridor Overlay Zoning District Designation.

1. ~~The (PC) appearing after a zone abbreviation on the Comprehensive Zoning Plans indicates that the property so classified is subject to the provisions of this Article in addition to those of the underlying zone, except as otherwise specified in this Article. Property regulated by the Parkway Corridor Overlay Zoning District shall be identified in the City Zoning Map consistent with the provisions of this Title.~~

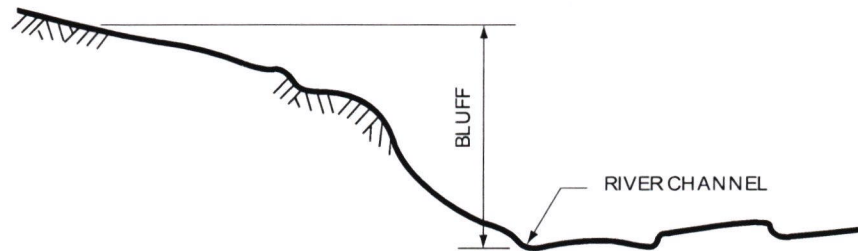
2. The Parkway Corridor Overlay Zoning District may be applied to property within the City adjacent to or near the American River for which the City Council determines that land development may effect the stability of bluffs or terraces or have an impact on the preservation or enhancement of scenic, recreational, fishery, or wildlife values along or near the American River.

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3. The Parkway Corridor Overlay Zoning District contains erosion zones based on geologic hazards resulting from erosional processes. Erosion zones have been defined with development setbacks which identify areas potentially subject to erosion within the next 100 years. Property owners and developers must address the erosion problems associated with the erosion zones prior to development in the applicable erosion zone.
- C. **Definitions.** The following definitions apply to this Article. The Planning Director or a designee shall resolve disputes with regard to a determination made establishing a bluff or terrace, the edge of a bluff or terrace, toe of a bluff or terrace, 100 year floodplain, designated floodway or other significant topographic or geologic feature. Any person dissatisfied with the determination made by the Director or a designee may appeal such determination as set forth in Chapter 2.6 (Appeals and Council Elevations).
1. Bluff. A bluff is an escarpment or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding, or excavation of a landmass. A bluff may be planar or have a curved surface, or it may be steplike in section. As used in this zone, "bluff" is limited to those features having a vertical relief of ten feet or more whose toe is subject to river erosion (see Figure 4.9-3).

FIGURE 4.9-3

BLUFF

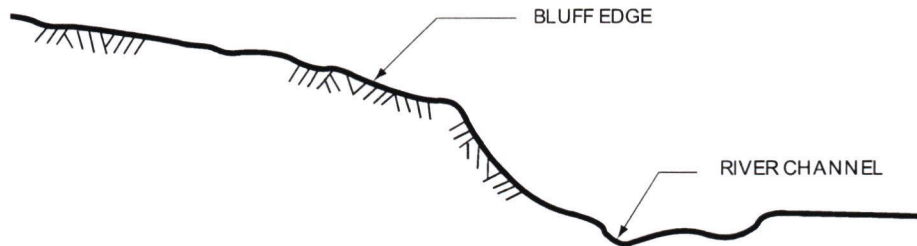


2. Bluff Edge. The bluff edge is the upper termination of a bluff. The bluff edge can be defined in the following manner:
 - i. When the top of the bluff is rounded away from the face of the bluff, the edge shall be defined as that point nearest the bluff at which the slope of the land surface becomes more or less continuous with the general slope of the surrounding land area going away from the river (see Figure 4.9-4).

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FIGURE 4.9-4

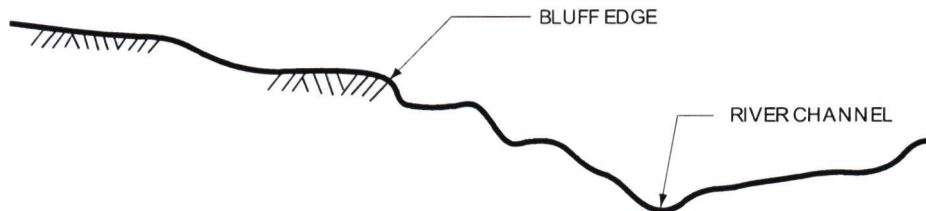
BLUFF EDGE



- ii. When there is a steplike feature at the top of the bluff face, the landward edge of the topmost riser shall be defined as the bluff edge (see Figure 4.9-5).

FIGURE 4.9-5

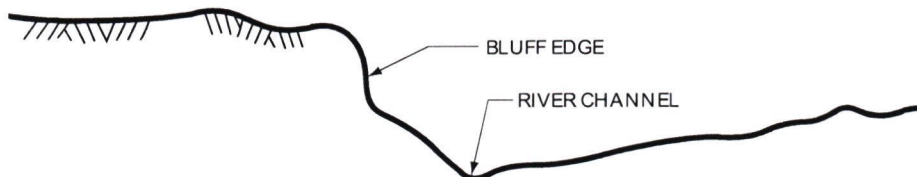
BLUFF EDGE



3. Bluff Face. The bluff face shall be defined as that portion of the bluff's land surface which extends in a downward gradient from the bluff edge to the toe (see Figure 4.9-6).

FIGURE 4.9-6

BLUFF FACE

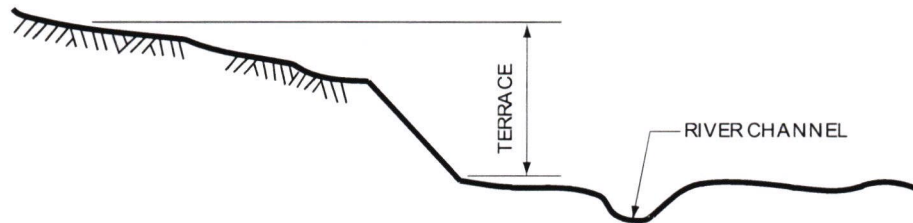


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4. Terrace. A terrace shall be defined as an elevated portion of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding, or excavation of a landmass. A terrace may have a curved surface or it may be steplike in section. As used in this zone, a "terrace" is limited to those features having a vertical relief of ten feet or more whose toe is not presently subject to river erosion (see Figure 4.9-7).

FIGURE 4.9-7

TERRACE



D. **Use of County Owned Property.** Consistent with the regulations of Sacramento County, property County owned or controlled property by the County which that is subject to the Parkway Corridor Overlay Zoning District (PC) Zone, shall require prior approval of the Board of Supervisors for any use of the property. ~~The Board shall not approve any use of such property which is inconsistent with the American River Parkway Plan, or any other element of the Sacramento County General Plan.~~

E. **Authorized Uses.**

1. The following use is permitted in an Erosion Zone as described on Exhibits A through D and within the total setback distance as shown on Table 4.9-4 (Development Setbacks) upon submission of geotechnical data as set forth in Section J (Application Requirements) and approval of a Conditional Use Permit by the Designated Approving Authority.
 - i. Construction, enlargement or modification of any building or structure for which a building permit is required.
2. Construction, erection or installation of any structure, wall, abutment, or similar device intended to reinforce, stabilize, or otherwise protect any bluff or terrace from erosion, mass wasting or similar land movement is permitted subject to the submission of geotechnical data as set forth in Section J (Application Requirements) and approval of a conditional use permit by the Designated Approving Authority.
3. Notwithstanding other provisions of this Title, the following uses, buildings, and structures, either located outside an Erosion Zone or within an Erosion Zones as described in Exhibit A through D, but outside the total setback distance as shown in Table 4.9-4 (Development Setbacks), are authorized without the grant of a Conditional Use Permit upon compliance with the provisions of Section I

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(Submittal of Plans), and provided the buildings or structures meet the development standards specified in Section H (Development Standards); otherwise such uses, buildings or structures shall not be erected or maintained without first obtaining a Conditional Use Permit as set forth in 4 below.

- i. One single family detached dwelling, including mobile home, on each lot.
- ii. One two family dwelling, including mobile home on each lot.
- iii. Accessory uses, buildings and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single family detached and two family dwellings.

4. Unless otherwise provided in this Title, all uses designated as either permitted or conditional uses in the underlying zone shall be authorized in the Parkway Corridor Overlay Zoning District provided a Conditional Use Permit is first obtained from the Designated Approving Authority.

F. **Findings.** In addition to the findings required by this Title, when development is proposed within an erosion zone as described on Exhibits A through D and within the total setback distance as shown on Table 4.9-4 (Development Setbacks), the Designated Approving Authority shall not grant a Conditional Use Permit pursuant to Section E unless it finds and records in writing that:

1. Development will be sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features;
2. Development will not create or contribute to significant problems of erosion or geologic instability on the site or on surrounding areas;
3. Development will maintain a safe environment for homes and other improvements and protect the aesthetics and environmental quality of the American River Parkway;
4. Development does not preclude or foreclose future recreation or open space potential in the American River Parkway; and
5. There are adequate provisions included in the development proposal for maintenance and revegetation of the project area.

G. **Authority of Hearing Body.** Generally, development requirements of property including lot area, lot width or public street frontage applicable to property located in the underlying zone shall apply to the uses authorized by Section E. However, the Designated Approving Authority, in granting the Conditional Use Permit, may impose any or all of the development requirements specified in this Section if, in the judgment of the Designated Approving Authority, the special requirements specified in this section are necessary to carry out the intent of this Title.

The granting authority may:

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1. Require a reasonable additional building setback or yard area particularly in high terrace and bluff areas which overlook the American River.
2. Require the screening of any portion or all of the structure, building or use through the use of walls or fences, the planting of locally native trees or shrubbery, or combinations thereof.
3. Require the modification of exterior features of structures where necessary to minimize physical or visual intrusion into the Parkway.
4. Establish a limitation on the size or bulk of a building or structure.
5. Regulate the design and location of access drives and other features.
6. Regulate the location, design and capacity of utilities.
7. Require the use of specific colors, lighting and landscaping features as otherwise required by this Article.
8. Regulate the design, as well as require the maintenance of grounds, landscaping or an irrigation or drainage system.
9. Regulate noise, vibration, odors and other similar concerns within certain performance standards.
10. Require the phasing of development.
11. Require a bond or deposit of money to assure completion of development as authorized by the permit.
12. Require the use of non combustible roofing and siding materials to minimize structural loss in areas with limited accessibility and which are potentially threatened by the occurrence of fire originating from the Parkway.
13. Require a fire resistant buffer between the open areas of the parkway and structures adjacent to it, or require locally native plant varieties which are drought and fire resistant. A list of locally native plant varieties is maintained by the County of Sacramento Parks and Recreation Department.
14. Require that disruption to natural riparian vegetation be minimized, and no trees which are native to the area and which are six inches in diameter or larger shall be damaged or removed unless in imminent danger of collapse from erosion.
15. Require that the area disrupted by the project be revegetated in accordance with a revegetation program utilizing an approved combination of locally native riparian trees, shrubs, and groundcover. If gabion, rip rap or other structural measures are used, require that they be screened from public view with locally native vegetation.

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16. Require that the slope and appearance of the project area be compatible with the natural character of nearby slopes or riverbanks.
17. Require that, where feasible, vegetation be used to prevent further erosion. Gabions, rock and wire mattresses, or wire mesh over stone, may be used where vegetative measures alone are insufficient, but the erosion control program shall include measures to minimize damage to riparian vegetation and wildlife. Rip rap shall not be used unless slope, stream current, and existing native vegetation are favorable to providing substantial vegetative screening of the rip rap. Rubble, gunite, cement or sandbags, bulkheads, fences, used tires, and similar materials or structures are prohibited.
18. Require the review of development at a specified time to ensure compliance with all conditions of approval, zoning agreements, ordinances, statutes, regulations, and procedures applicable at the time of development.

If the granting authority imposes any of the development requirements specified above, the Designated Approving Authority shall find and record in writing as required by this Title the circumstances which it determined necessary to require the imposition of any special development requirement.

H. Development Standards.

1. Development standards for uses, buildings or structures on lots protected by levees maintained by a public agency.
 - i. Height: The maximum height of a building or structure shall not exceed the difference between the elevation of the finished grade of the building site and the elevation of that portion of the levee crown closest to the building site, plus five feet, plus one foot for each five feet by which the distance from the building structure to the landward toe of levee exceeds 35 feet; but in no event greater than the height limitations set forth in the underlying zone.
 - ii. Setback: No building or structure other than an accessory building is located closer than 35 feet, and no accessory building is located closer than 25 feet to the landward toe of the levee.
2. Development standards for uses, buildings, or structures on lots not protected by levees maintained by a public agency, and also not within the total setback distance in an erosion zone as described on Exhibits A through D.
 - i. Accessory buildings shall not exceed 12 feet in height.
 - ii. Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.
 - iii. Dwellings and structures shall be finished in earthtones as defined in Article 11 (Definitions).

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3. Development standards for uses, buildings or structures on lots which are located within an erosion zone as described on Exhibits A through D and within the total setback distance for that zone as shown on Table 4.9-4 (Development Setbacks) of this section below.
 - i. Accessory buildings shall not exceed 12 feet in height.
 - ii. Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the Parkway.
 - iii. Dwellings and structures shall be finished in earthtones as defined in Article 11 (Definitions)
 - iv. Accessory uses, buildings and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single family detached and two family dwellings shall not be located closer than 20 feet from the edge of a bluff or terrace.
 - v. Construction, erection, or installation of any fence, wall, abutment, or similar device shall not be located closer than:
 1. Twenty feet from the edge of a bluff or terrace when proposed in Erosion Zone 1 or 2; and
 2. Ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 3 or 4.
 - vi. No form of trenching, grading, earth filling or similar disturbance of residual or transported soils shall occur within:
 1. Twenty feet from the edge of a bluff or terrace when proposed in Erosion Zone 1 or 2; and
 2. Ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 3 or 4.

TABLE 4.9-4: DEVELOPMENT SETBACKS

Erosion Zone	Potential Recession Due to Long-Term Channel Migration (1)	Distance of Potential Short-Term Erosion Due to Slope Erosion (2)	Buffer Zone (3)	Total Setback (4)
1	0	20 ft.	20 ft.	40 ft.
2	30 ft.	20 ft.	20 ft.	70 ft.
3	30 ft.	10 ft.	20 ft.	60 ft.
4	30 ft.	10 ft.	20 ft.	60 ft.
5	*	*	*	*

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Notes:

1. Long-term bluff recession is based on estimated channel migration rate and a 100-year time period.
 2. Distance measured from edge of bluff which is potentially subject to erosion within 10 years.
 3. Buffer zone added to allow for property remaining at end of 100-year period.
 4. The total setback distance is measured from the edge of a bluff or terrace which ever is closer to the river.
- *The entire area within Zone 5 is potentially subject to erosion within a 100-year period.

Any reference to Erosion Zones in this Article shall be shown on Exhibits A through D, which are hereby incorporated by this reference into this Article.

I. **Submittal of Plans.** Any application for a building permit or other entitlement of use, building or structure subject to the Parkway Corridor Overlay Zoning District authorized without a Conditional Use Permit by Section E.3 shall be reviewed by the Director for compliance with the provisions of this Article. The Director may require a site plan as provided in Section J (Application Requirements) to make any determination. If, in the opinion of the Director, the proposed development will not meet the development requirements provided in this Article, the Director shall inform the applicant that the building permit or other entitlement of use is disapproved. The Director's decision is not subject to an appeal. The applicant's sole recourse to the Director's decision is to apply for approval of the proposed development as provided in Section E.4.

J. **Application Requirements.** In addition to other data required by this Title for conditional use permits, the following information shall be required for any application of a Conditional Use Permit in the Parkway Corridor Overlay Zoning District.

1. Site plan showing:

- i. Location of existing and proposed structures, buildings and signs.
- ii. Location of existing trees and shrubs. For trees, the species and dbh (i.e. diameter breast height) shall be indicated.
- iii. Location of any proposed off street parking and loading.
- iv. Location of adjacent public rights of way and private easements for ingress and egress, if any.
- v. Location of proposed vehicle entrances and internal circulation patterns.
- vi. Location of any proposed walls and fences; the height and construction materials thereof.
- vii. Proposed exterior lighting, if any.
- viii. Finished grade of the site at the building.
- ix. Location of an irrigation system, subterranean water lines, drainage facilities and other appurtenant equipment.

2. Preliminary landscaping plans.

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3. Color, materials and texture of proposed buildings and structures.
4. Location, materials, size and copy of any signs, and illumination thereof, if any.
5. Elevation drawing of all improvements.
6. Other data or materials deemed necessary by the Director.

K. **Geotechnical Requirements.** In addition to other data required pursuant to Section J (Application Requirements) for a Conditional Use Permit, the following information shall be required when development is proposed within an Erosion Zone as described on Exhibits A through D and within the total setback distance as shown in Table 4.9-4 (Development Setbacks) of Section H (Development Standards).

1. A geotechnical investigation and report shall be filed by the applicant. The report shall be prepared by a registered geologist or professional civil engineer with expertise in soils or foundation engineering, surface and groundwater hydrology, river hydraulics, and erosion control. The report shall evaluate the topographic and geologic conditions of the site and the effect of the development. The report shall be based on an on site investigation in addition to a review of the general character of the area.

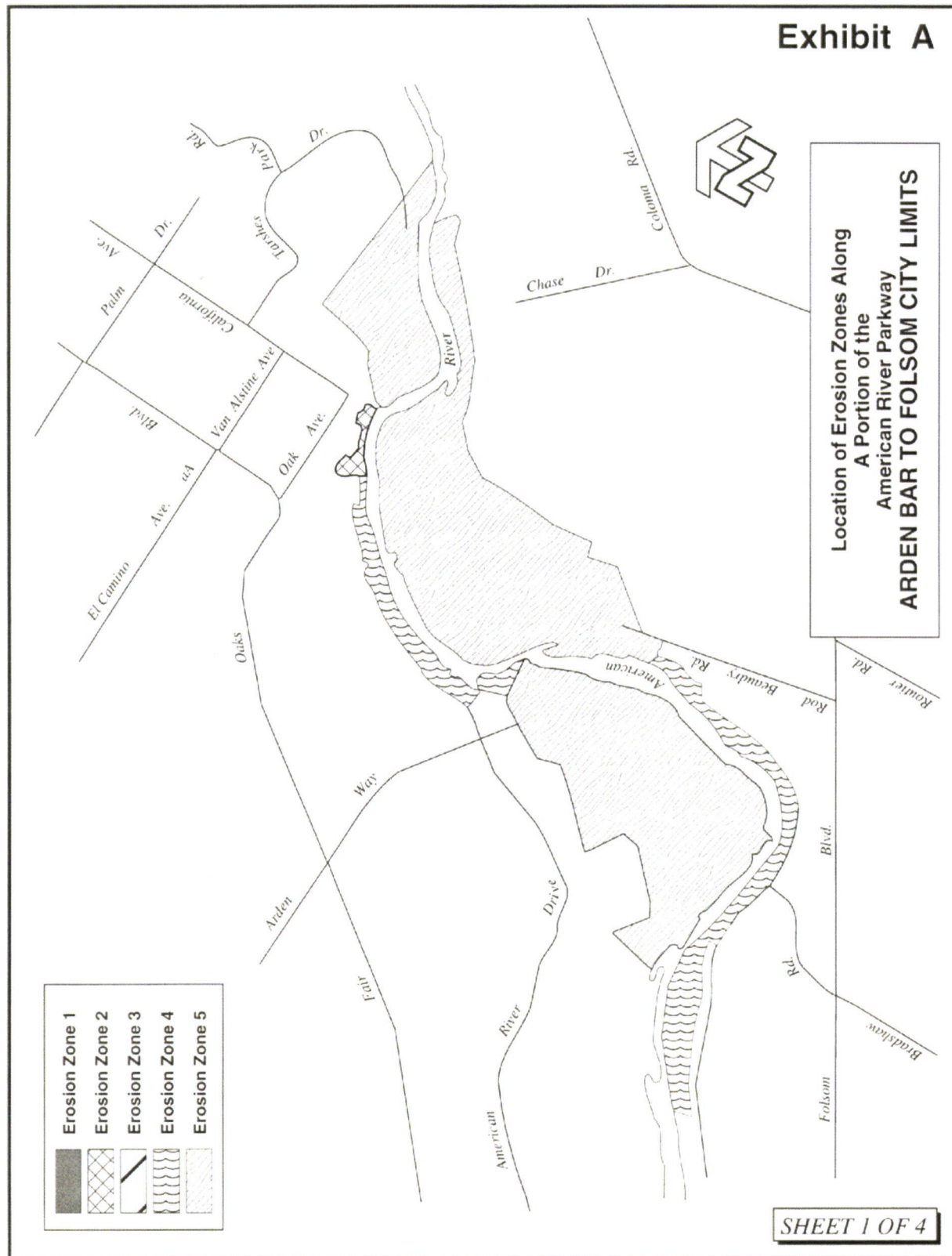
The report shall consider, describe and analyze the following:

- i. Bluff and site topography, extending the surveying work beyond the site as needed to depict geomorphic conditions that might affect the site;
- ii. Geologic conditions, including soil, sediment and rock types and characteristics, in addition to structural features, such as bedding, joints and faults;
- iii. Hydrologic conditions, including surface water drainage, groundwater, and American River 100-year floodplain and designated floodway locations and elevations;
- iv. Historic, current and foreseeable bluff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in channel configuration and sediment transport;
- v. The potential effects of the development on both on site and off site erosion;
- vi. The impact of the proposed construction activity on both on site and off site erosion;
- vii. The effect of foreseeable erosion on the development and potential mitigation measures, including maintenance requirements;

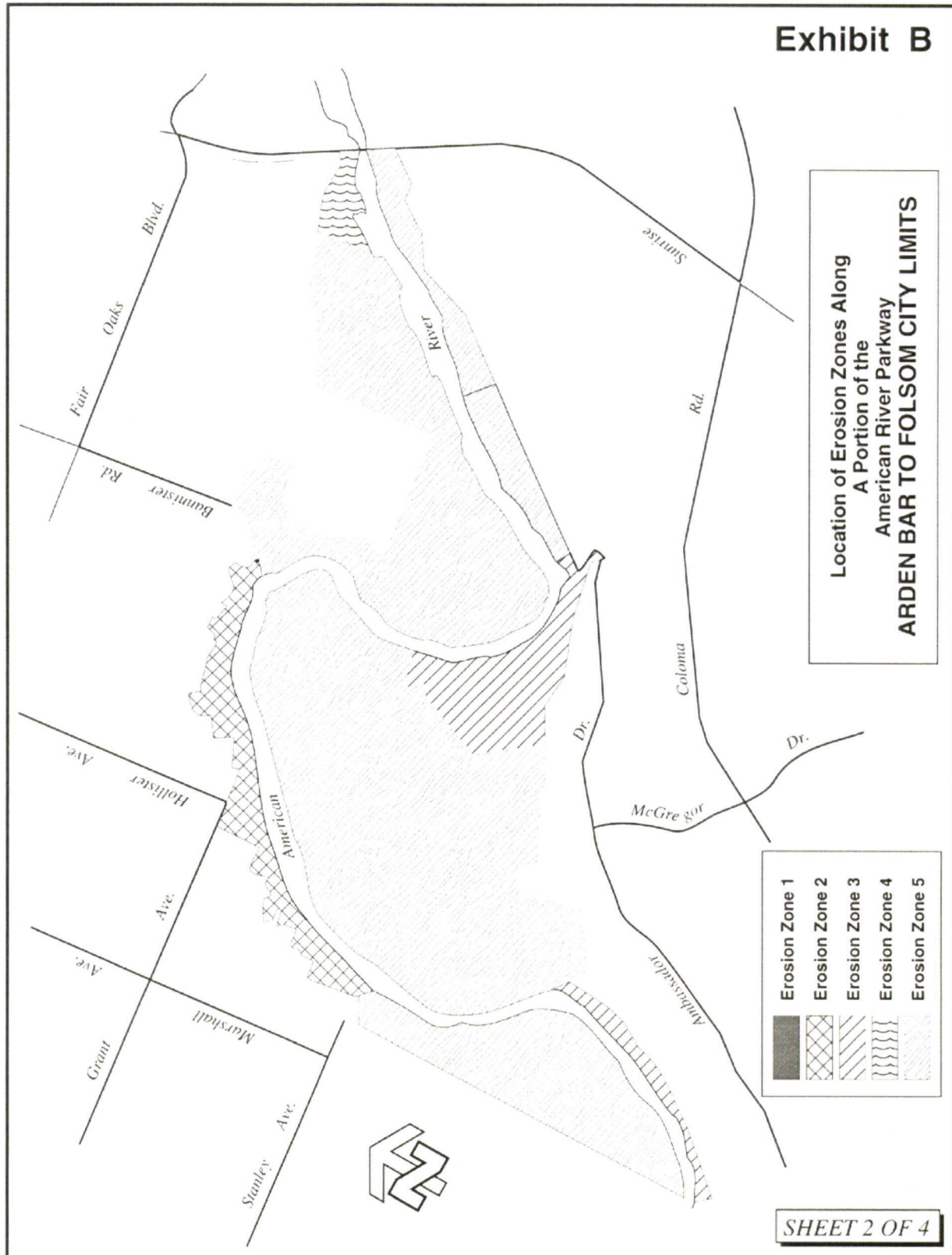
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- viii. Potential effects of seismic forces resulting from a maximum credible earthquake;
 - ix. Any other factors which may affect slope stability and erosion.
- 2. The report shall contain a diagram establishing the location of the bluff edge, the toe of the bluff, other significant geologic features, and the 100-year floodplain and designated floodway locations. Distances to each feature shall be identified, with measurements taken from a fixed location.
- 3. The report shall detail mitigation measures for any potential impacts and shall outline alternative solutions. The report shall express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant geologic instability throughout the economic lifespan of the project.
- 4. The report shall use a currently acceptable engineering stability analysis method and shall also describe the degree of uncertainty of analytical results due to assumptions and unknowns. The degree of analysis required shall be appropriate to the degree of potential risk presented by the site and the proposed project.
- 5. An engineered design for the development and/or erosion protection measures shall be filed by the applicant. The design shall be of sufficient detail to ensure compliance with the American River Parkway Plan and to allow for appropriate consideration of all potential erosion problems affected by and affecting the proposed development and its associated construction activity.
- L. **Exemption.** When the procedures set forth in this Article differ from procedures for review of development set forth in any County or privately initiated planned development, special development permit, or zoning agreement, then the procedures set forth in the planned development ordinance, special development permit, or the zoning agreement shall prevail. Notwithstanding the preceding sentence, when this Article prescribes a procedure for review and issuance for permits within an Erosion Zone as described on Exhibits A through D and within the total setback distance as shown in Table 4.9-4 (Development Setbacks) of Section H (Development Standards), the procedures set forth in this Title shall prevail.

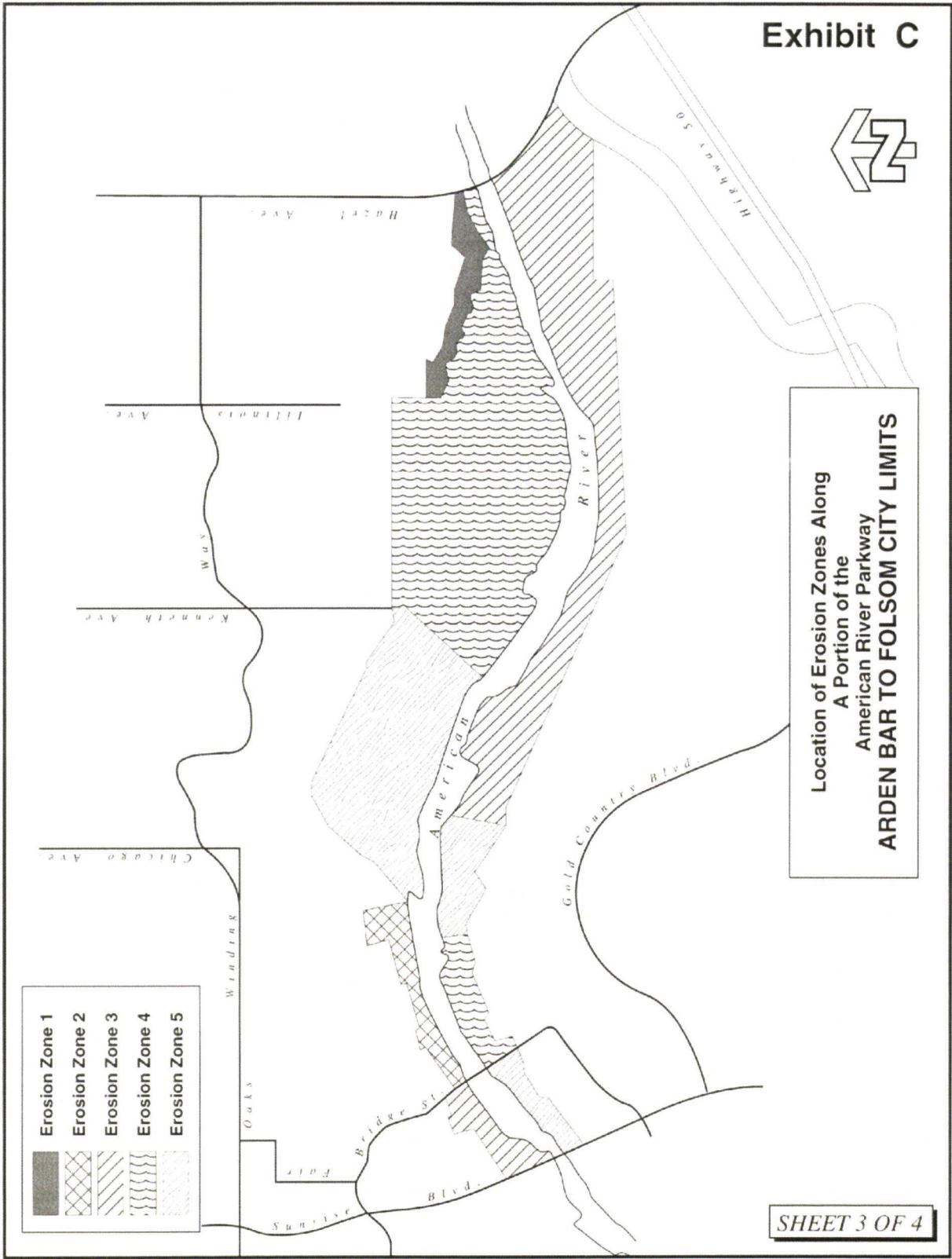
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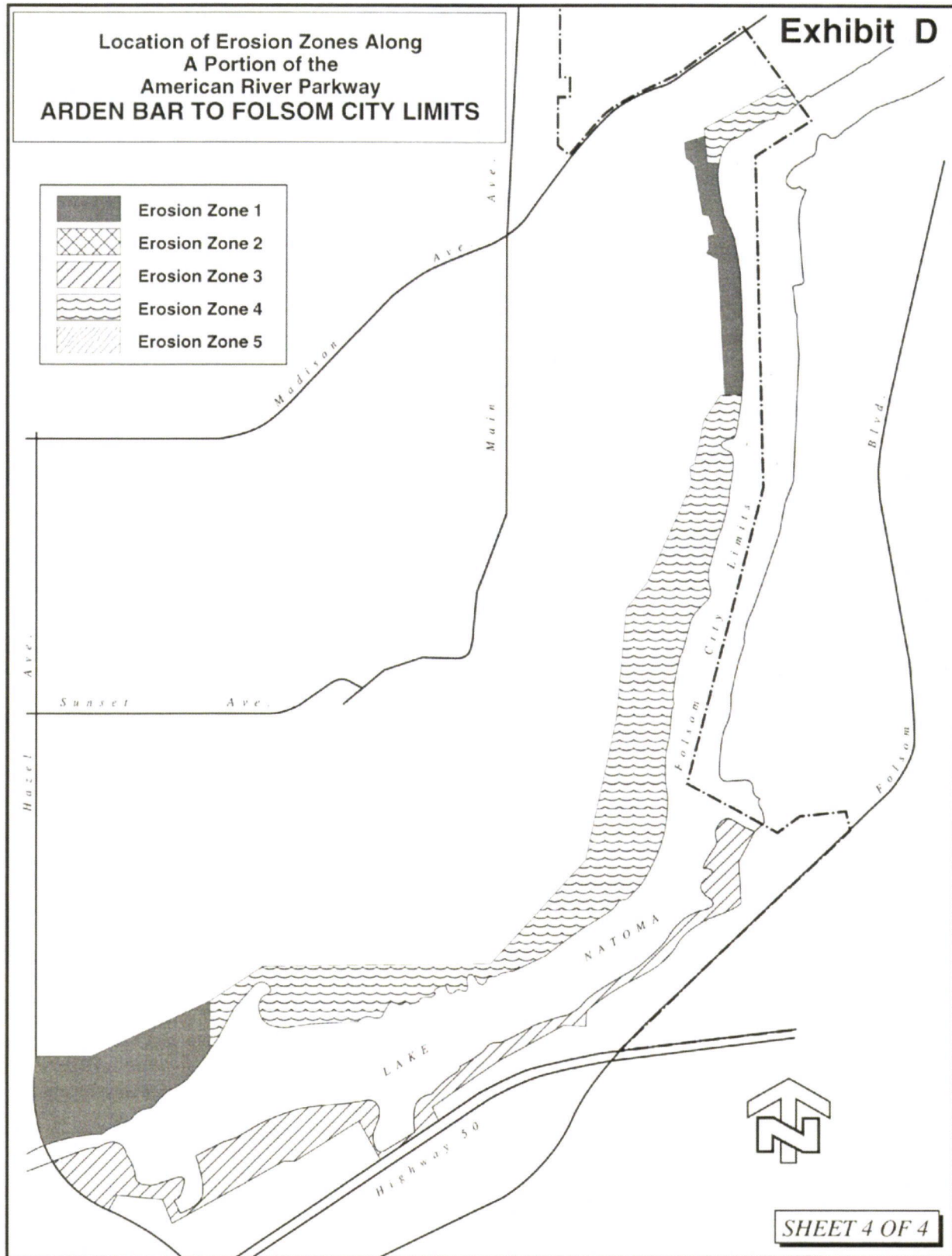
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4.9.080 Surface Mining (SM) Overlay Zoning District

- A. Purpose and Intent.** The City of Rancho Cordova (hereinafter "City") recognizes that the extraction of minerals is essential to the continued economic being of the City and to the needs of society and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety. The City also realizes that surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and the reclamation operations and the specifications therefore may vary accordingly.

The purpose and intent of this Section is to ensure the continued availability of important mineral resources, while regulating surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 (Public Resources Code sections 2710 et seq.), as amended, hereinafter referred to as "SMARA, Public Resources Code section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations (hereinafter referred to as "State regulations") for surface mining and reclamation practice (California Code of Regulations [CCR], Title 14, Division 2, Chapter 8, Subchapter 1, Sections 3500 et seq.), to ensure that:

1. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.
3. Residual hazards to the public health and safety are eliminated.

- B. Definitions.** The definitions set forth below shall govern the construction of this Section.

Area of Regional Significance. An area designated by the State Mining and Geology Board which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region of the State within which the minerals are located and which, if prematurely developed for alternate incompatible land uses, could result in the premature loss of minerals that are of more than local significance.

Area of Statewide Significance. An area designated by the Board which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in the State and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local or regional significance.

Borrow Pits. Excavations created by the surface mining of rock, unconsolidated geologic deposits or soil to provide material (borrow) for fill elsewhere.

Board. The State Mining and Geology Board.

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Compatible Land Uses. Land uses inherently compatible with mining and/or that require a minimum public or private investment in structures and land improvements, and which may allow mining because of the relative economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, very low density residential, geographically extensive but low impact industrial, recreational, agricultural, silvicultural, grazing, and open space.

Haul Road. A road along which material is transported from the area of excavation to the processing plant or stock pile area of the surface mining operation.

Idle. Surface mining operations curtailed for a period of one year or more, by more than 90 percent of the operation's previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

Incompatible Land Uses. Land uses inherently incompatible with mining and/or that require public or private investment in structures, land improvements, and landscaping and that may prevent mining because of the greater economic value of the land and its improvements. Examples of such uses may include, but shall not be limited to, high density residential, low density residential with high unit value, public facilities, geographically limited but impact intensive industrial, and commercial.

Mined Lands. The surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

Operator. Any person who is engaged in surface mining operations, or who contracts with others to conduct operations on his/her behalf, except a person who is engaged in surface mining operations as an employee with wages as his/her sole compensation.

Reclamation. The combined process of land treatment that maximizes post- mining land uses and minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed as rapidly as reasonably feasible to an unusable condition which is readily adaptable for alternate land uses and creates no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, re-soiling, re-vegetation, soil compaction, stabilization, or other measures.

Stream Bed Skimming. Excavation of sand and gravel from stream bed deposits above the mean summer water level or stream bottom, whichever is higher.

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Surface Mining Operation. All, or any part of, the process involved in the mining of mineral on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include, but are not limited to, in place distillation or retorting or leaching, the production and disposal of mining waste, prospecting and exploratory activities, borrow pitting, streambed skimming, and segregation and stockpiling of mined materials (and recovery of same).

C. **Incorporation by Reference.** The provisions of SMARA (PRC § 2710 et seq.), PRC section 2207, and State regulations CCR § 3500 et seq., as those provisions and regulations may be amended from time to time, are made a part of this Section by reference with the same force and effect as if the provisions therein were specifically and fully set out herein, excepting that when the provisions of this Chapter are more restrictive than correlative State provisions, this Section shall prevail.

D. **Scope.** Except as provided in this Section, no person shall conduct surface mining operations unless a permit, Reclamation Plan, and financial assurances for reclamation have first been approved by the City. Any applicable exemption from this requirement does not automatically exempt a project or activity from the application of other regulations, ordinances or policies of the City, including but not limited to, the application of CEQA, the requirement of Site Approvals or other permits, the payment of development impact fees, or the imposition of other dedications and exactions as may be permitted under the law. The provisions of this Section shall apply to all lands within the City, public and private.

This Section shall not apply to the following activities, subject to the above-referenced exceptions:

1. Excavations or grading related to agricultural activities or on-site construction or for the purpose of restoring land following a flood or natural disaster.
2. Onsite excavation and onsite earthmoving activities which are an integral and necessary part of a construction project that are undertaken to prepare a site for construction of structures, landscaping, or other land improvements, including the related excavation, grading, compaction, and the creation of fills, road cuts, and embankments, whether or not surplus materials are exported from the site, subject to all of the following conditions:
 - i. All required permits for the construction, landscaping, or related land improvements have been approved by a public agency in accordance with applicable provisions of state law and locally adopted plans and ordinances, including, but not limited to, the California Environmental Quality Act ("CEQA", Public Resources Code, Division 13, § 21000 et seq.);
 - ii. The City's approval of the construction project included consideration of the onsite excavation and onsite earthmoving activities pursuant to CEQA;

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- iii. The approved construction project is consistent with the General Plan or zoning of the site; and
 - iv. Surplus materials shall not be exported from the site unless and until actual construction work has commenced and shall cease if it is determined that construction activities have terminated, have been indefinitely suspended, or are no longer being actively pursued.
- 3. Operation of a plant site used for mineral processing, including associated onsite structures, equipment, machines, tools, or other materials, including the onsite stockpiling and onsite recovery of mined materials, subject to all of the following conditions:
 - i. The plant site is located on lands designated for industrial or commercial uses in the City's General Plan;
 - ii. The plant site is located on lands zoned industrial or commercial, or are contained within a zoning category intended exclusively for industrial activities by the City;
 - iii. None of the minerals being processed is being extracted onsite; and,
 - iv. All reclamation work has been completed pursuant to the approved Reclamation Plan for any mineral extraction activities that occurred onsite after January 1, 1976.
- 4. Prospecting for, or the extraction of, minerals for commercial purposes and removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.
- 5. Surface mining operations that are required by federal law in order to protect a mining claim, if those operations are conducted solely for that purpose.
- 6. Any other surface mining operations that the State Mining and Geology Board determines to be of an infrequent nature and which involve only minor surface disturbances.
- 7. Emergency excavations or grading conducted by the Department of Water Resources or the Reclamation Board for the purpose of averting, alleviating, repairing, or restoring damage to property due to imminent or recent floods, or disasters, or other emergencies.
- 8. Road construction and maintenance for timber or forest operations if the land is owned by the same person or entity, and if the excavation is conducted adjacent to timber or forest operation roads. This exemption is only available if slope stability and erosion are controlled in accordance with Board regulations and, upon closure of the site, the person closing the site implements, where necessary, re-vegetation measures and post-closure uses in consultation with the Department of Forestry and Fire Protection. This exemption does not apply to onsite excavation and grading that occurs within 100 feet of a Class One

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watercourse or 75 feet of a Class Two watercourse, or to excavations for materials that are, or to excavations for materials that are, or have been sold, for commercial purposes.

9. Excavations, grading, or other earthmoving activities in oil or gas field that are integral to, and necessary for, ongoing operations for the extraction of oil or gas that comply with all of the following conditions: (i) the operations are being conducted in accordance with Division 3 (commencing with Section 3000); (ii) the operations are consistent with the City's General Plan and the zoning applicable to the site; (iii) the earthmoving activities are within oil or gas field properties under a common owner or operator; and (iv) no excavated materials are sold for commercial purposes.

E. **Vested Rights.** No person who obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit to mine, so long as the vested right continues and as long as no substantial changes have been made in the operation except in accordance with SMARA, state regulations, and this Section. Where a person with vested rights has continued surface mining operations in the same area subsequent to January 1, 1976, he shall obtain City approval of a Reclamation Plan covering the mined lands disturbed by such subsequent surface mining. In those cases where an overlap exists (in the horizontal and/or vertical sense) between pre- and post-Act mining, the Reclamation Plan shall call for reclamation proportional to that disturbance caused by the mining after the effective date of the Act (January 1, 1976).

All other requirements of State law and this Section shall apply to vested mining operations.

F. **Process.**

1. Applications for a Site Approval or Reclamation Plan for surface mining or land reclamation projects shall be made on forms provided by the Planning Department. Said application shall be filed in accord with this Section and procedures to be established by the Planning Director. The forms for Reclamation Plan applications shall require, at a minimum, each of the elements required by SMARA (PRC §§ 2772-2773) and State regulations, and any other requirements deemed necessary to facilitate an expeditious and fair evaluation of the proposed Reclamation Plan, to be established at the discretion of the Planning Director. As many copies of the Site Approval application as may be required by the Planning Director shall be submitted to the Planning Department.
2. As many copies of a Reclamation Plan application as may be required shall be submitted in conjunction with all applications for Site Approvals for surface mining operations. For surface mining operations that are exempt from a Site Approval pursuant to this Section, the Reclamation Plan application shall include information concerning the mining operation that is required for processing the Reclamation Plan. All documentation for the Reclamation Plan shall be submitted to the City at one time.
3. Applications shall include all required environmental review forms and information prescribed by the Planning Director.

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4. Upon completion of the environmental review procedure and filing of all documents required by the Planning Director, consideration of the Site Approval or Reclamation Plan for the proposed or existing surface mine shall be completed pursuant to this Section at a public hearing before the Planning Commission, and pursuant to Section 2774 of the Public Resources Code.
5. The Reclamation Plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics and principal mineral commodities.
6. All Reclamation Plans shall contain, at a minimum, the following information and documents:
 - i. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase.
 - ii. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the Reclamation Plan.
 - iii. A description of the existing vegetation at and surrounding the site.
 - iv. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site.
 - v. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.
 - vi. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:
 1. The manner in which mining wastes and related contaminants will be controlled and disposed of.
 2. The manner in which affected streambed channels and stream banks will be rehabilitated to a condition minimizing erosion and sedimentation.
 - vii. An assessment of the effect of implementation of the Reclamation Plan on future mining in the area.
 - viii. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved Reclamation Plan.

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- ix. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the Planning Commission to assure the permanency of all features of the Reclamation Plan. This subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the City of Rancho Cordova;
 - x. Such other information as the Planning Department may require;
 - xi. The Planning Department may waive the filing of one or more of the above items where it is determined unnecessary to process the application subject to the provisions of this chapter.
7. Additional information may be required per a planning department form. Where Reclamation Plans are not filed as a part of a surface mining permit, such plan shall be accompanied by an application for separate Reclamation Plan approval which contains the following information:
- i. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process; and
 - ii. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations.
8. The Planning Department may deny, without a public hearing, an application for a reclamation plan if such application or plan does not contain the information required in subsection (f) above. The Planning Department may permit the applicant to amend such application.
9. Within ten days of acceptance of an application as complete for a Site Approval for surface mining operations and/or a Reclamation Plan, the Planning Department shall notify the State Department of Conservation of the filing of the application(s). Whenever mining operations are proposed in the 100-year flood plain of any stream, as shown in Zone A of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the Planning Department shall also notify the Sate Department of Transportation that the application has been received.
10. The Planning Department shall process the application(s) through environmental review pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) and the City's environmental review guidelines.
11. Subsequent to the appropriate environmental review, the Planning Department shall prepare a staff report with recommendations for consideration by the Planning Commission.

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12. The Planning Commission shall hold at least one noticed public hearing on Site Approval and/or Reclamation Plan.
13. Prior to final approval of a Reclamation Plan, financial assurances (as provided in this Section), or any amendments to the Reclamation Plan or existing financial assurances, the Planning Commission shall certify to the State Department of Conservation that the Reclamation Plan and/or financial assurance complies with the applicable requirements of State law, and submit the plan, assurance, or amendments to the State Department of Conservation for review. The Planning Commission may conceptually approve the Reclamation Plan and financial assurance before submittal to the State Department of Conservation. If a Site Approval is being processed concurrently with the Reclamation Plan, the Planning Commission may simultaneously also conceptually approve the Site Approval. However, the Planning Commission may defer action on the Site Approval until taking final action on the Reclamation Plan and financial assurances. If necessary to comply with permit processing deadlines, the Planning Commission may conditionally approve the Site Approval with the condition that the Planning Department shall not issue the Site Approval for the mining operations until cost estimates for financial assurances have been reviewed by the State Department of Conservation and final action has been taken on the Reclamation Plan and financial assurances.

Pursuant to PRC §2774(d), the state Department of Conservation shall be given 30 days to review and comment on the Reclamation Plan and 45 days to review and comment on the financial assurance. The Planning Commission shall evaluate written comments received, if any, from the State Department of Conservation during the comment periods. Staff shall prepare a written response describing the disposition of the major issues raised by the State for the Planning Commission's approval. In particular, when the Planning Commission's position is at variance with the recommendations and objections raised in the State's comments, the written response shall address, in detail, why specific comments and suggestions were not accepted. Copies of any written comments received and responses prepared by the Planning Commission shall be promptly forwarded to the operator/applicant.

14. The Planning Commission shall then take action to approve, conditionally approve, or deny the Site Approval and/or Reclamation Plan, and to approve the financial assurances pursuant to PRC §2770(d).
15. The Planning Department shall forward a copy of each approved Site Approval for mining operations and/or approved Reclamation Plan, and a copy of the approved financial assurances to the State Department of Conservation. By July 1 of each year, the Planning Department shall submit to the State Department of Conservation for each active or idle mining operation a copy of the Site Approval or Reclamation Plan amendments, as applicable, or a statement that there have been no changes during the previous year.

G. Standards for Reclamation.

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1. All Reclamation Plans shall comply with the provisions of SMARA (§2772 and §2773) and State regulations (CCR §3500-3505). Reclamation Plans approved after January 15, 1993, Reclamation Plans for proposed new mining operations, and any substantial amendments to previously approved Reclamation Plans, shall also comply with the requirements for reclamation performance standards (CCR §§3700-3713).
2. The City may impose additional performance standards, including without limitation standards beyond those cited to make the findings in Section 20.04.090, as developed either in review of individual projects, as warranted, or through the formulation and adoption of Citywide performance standards.
3. Reclamation activities shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance. Interim reclamation may also be required for mined lands that have been disturbed and that may be disturbed again in future operations or in connection with approved or proposed development. Reclamation may be done on an annual basis, in stages compatible with continuing operations, or on completion of all excavation, removal, or fill, as approved by the City. Each phase of reclamation shall be specifically described in the Reclamation Plan and shall include (a) the beginning and expected ending dates for each phase; (b) all reclamation activities required; (c) criteria for measuring completion of specific reclamation activities; and, (d) estimated costs for completion of each phase of reclamation.
4. Unless otherwise specified in the approved Reclamation Plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:
 - i. Reclamation Timing
 1. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved Reclamation Plan.
 2. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations, except where the permanent reclaimed condition of mined lands cannot be achieved within one year due to the regulatory approvals (e.g., compliance with the California Environmental Quality Act) required for the ultimate land use contemplated or proposed for the property (e.g., urban development). In such case only interim reclamation, pursuant to section 20.040.070(c), need be accomplished within one year, and final reclamation shall be completed as soon as it is possible to complete the reclamation in compliance with the above regulatory approvals, but in no case, shall reclamation take more than three years.
 - ii. Disposal of Overburden and Mining Waste

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1. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision for diversion, and shall have an overall smooth or even profile subject to the satisfaction of the City Engineer. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.
2. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the hearing officer.
3. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the Planning Department.
4. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by the City Engineer.

iii. Re-vegetation

1. All permanently exposed lands that have been denuded by mining operations shall be re-vegetated to provide ground cover sufficient to control erosion from such lands.
2. All plantings shall be established and maintained in good horticultural condition. The re-vegetation shall be able to survive under natural conditions, with native species used whenever possible.
3. Re-vegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining operations in order to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.
4. Where the ultimate intended or proposed use of mined lands would be a level of development inconsistent with extensive permanent vegetation, the amount of vegetation required for reclamation need not be more than is sufficient to prevent erosion.

iv. Re-soiling

1. Re-soiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any re-vegetation that the hearing officer may require in its approval of the applicant's Reclamation Plan.
2. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be

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placed on this prepared surface. Where quantities of available soils are inadequate to provide cover, native materials shall be upgraded to the extent feasible for this purpose.

v. Final Slopes

1. Final slopes shall be engineered and contoured so as to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of the City Engineer, the Planning Department may require the establishment of terrace drains to control drainage and erosion.
2. Final slopes shall not be steeper than two feet horizontal to one foot vertical (2:1) unless the applicant can demonstrate to the Planning Department's satisfaction that a steeper slope will not:
 - a. Reduce the effectiveness of re-vegetation and erosion control measures where they are necessary; and
 - b. Be incompatible with the alternate future uses approved by the commission for the site; and
 - c. Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

vi. Drainage, Erosion and Sediment Control.

1. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the Planning Department deems otherwise based on recommendations from the City Engineer.
2. Stream bed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation, except that such rehabilitation need not attempt to restore or mimic natural conditions where the contemplated or proposed ultimate use of the reclaimed property would be inconsistent with the maintenance of restored or rehabilitated stream bed channels and stream banks.
3. Re-vegetation and re-grading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to the approval of the City Engineer. In addition, final excavation shall eliminate potholes and similar catchments so as to prevent potential breeding areas for mosquitoes.

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4. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.
5. Silt basins which will store water during periods or surface runoff shall be equipped with sediment control and removal facilities and protected spillways designed to minimize erosion when such basins have outlet to lower ground.
6. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards to the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

vii. Backfilling and Grading.

1. Subject to the approval of the City Engineer, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.
2. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's Reclamation Plan.

viii. Reservoirs, ponds, lakes or any body of water created as a feature of the Reclamation Plan shall be approved by the City Engineer and the Planning Department.

- ix. The periodic review of the conditions contained in approved Reclamation Plans shall be conducted by the Planning Department in accordance with the schedule adopted at the time such plans were approved. At the time of approval of a permit to mine, the City shall determine whether future public hearings are necessary to consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. The City may set a term for such reviews on a case by case basis as a condition of the permit if it deems such a review to be necessary. Should a permit be modified pursuant to such a review, the modified permit and/or Reclamation Plan shall be binding upon the operator and all successors, heirs, and assigns of the applicant.

H. **Statement of Responsibility.** The person submitting the Reclamation Plan shall sign a statement accepting responsibility for reclaiming the mined lands in accordance with the Reclamation Plan. Said statement shall be kept by the Planning Department in the mining operation's permanent record. Upon sale or transfer of the operation, the new

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operator shall submit a signed statement of responsibility to the Planning Department for placement in the permanent record.

I. Findings for Approval.

1. Site Approvals. In addition to any findings required by this Section, Site Approvals for surface mining operations shall include a finding that the project complies with the provisions of SMARA and State regulations.
2. Reclamation Plans. For Reclamation Plans, the following findings shall be required:
 - i. That the Reclamation Plan complies with SMARA §2772 and §2773, and any other applicable provisions.
 - ii. That the Reclamation Plan complies with applicable requirements of State regulations (CCR§§3500-3505, and §§3700-3713).
 - iii. That the Reclamation Plan will restore the mined lands to a usable condition that is readily adaptable for alternative land uses that are consistent with this Section and either (a) the City's General Plan and any applicable resource plan or element or (b) probable future uses anticipated by the City to be adopted in future amendments to the City's General Plan which uses are identified in findings made on approval of the Reclamation Plan.
 - iv. That the Reclamation Plan has been reviewed pursuant to CEQA and the City environmental review guidelines, and any significant adverse impacts from reclamation of the surface mining operations are mitigated to the extent feasible.
 - v. That the land and/or resources such as water bodies to be reclaimed will be restored to a condition that is compatible with, and blends in with, the surrounding natural environment, topography, and other resources, or that suitable off-site development will compensate for related disturbance to resource values.
 - vi. That a written response to the State Department of Conservation has been prepared, describing the disposition of major issues raised by that Department. Where the City's position is at variance with the recommendations and objections raised by the State Department of Conservation, said response shall address, in detail, why specific comments and suggestions were not accepted.

J. Financial Assurances.

1. To ensure that the reclamation will proceed in accordance with the approved Reclamation Plan, the City shall require as a condition of approval security in the form of a surety bond, trust fund, irrevocable letter of credit from an accredited financial institution, or other method acceptable to the City and the State Mining

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and Geology Board as specified in State regulations, and which the City reasonably determines are adequate to perform reclamation in accordance with the surface mining operation's approved Reclamation Plan. Financial assurances shall be made payable to the City of Rancho Cordova and the State Department of Conservation.

2. Financial assurance will be required to ensure compliance with elements of the Reclamation Plan, including but not limited to, re-vegetation and landscaping requirements, restoration of aquatic or wildlife habitat, restoration of water bodies and water quality, slope stability and erosion and drainage control, disposal of hazardous materials, and other measures, if necessary.
3. Cost estimates for the financial assurance shall be submitted to the Planning Department for review and approval prior to the operator securing financial assurances. The Planning Director shall forward a copy of the cost estimates, together with any documentation received supporting the amount of the cost estimates, to the State Department of Conservation for review. If the State Department of Conservation does not comment within 45 days of receipt of these estimates, it shall be assumed that the cost estimates are adequate, unless the City has reason to determine that additional costs may be incurred. The Planning Director shall have the discretion to approve the financial assurance, if it meets the requirements of this Section, SMARA and State regulations.
4. The amount of the financial assurance shall be based upon the estimated costs of reclamation for the years or phases stipulated in the approved Reclamation Plan, including any maintenance of reclaimed areas as may be required, subject to adjustment for the actual amount required to reclaim lands disturbed by surface mining activities necessary to implement the approved Reclamation Plan, the unit costs for each of these activities, the number of units of each of these activities, and the actual administrative costs. Financial assurances to ensure compliance with re-vegetation, restoration of water bodies, restoration of aquatic or wildlife habitat, and any other applicable element of the approved Reclamation Plan shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee. A contingency factor of ten percent shall be added to the cost of the financial assurance.
5. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, the City or State Department of Conservation may need to contract with a third party commercial company for reclamation of the site.
6. The financial assurances shall remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed (including any maintenance required).
7. The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by

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surface mining operation, inflation, and reclamation of lands accomplished in accordance with the approved Reclamation Plan. The financial assurances shall include estimates to cover reclamation for existing conditions and anticipated activities during the upcoming year, excepting that the permittee may not claim credit for reclamation scheduled for completion during the coming year.

8. Revisions to financial assurances shall be submitted to the Planning Director each year prior to the anniversary date for approval of the financial assurances. The financial assurance shall cover the cost of existing disturbance and anticipated activities for the next calendar year, including any required interim reclamation. If revisions to the financial assurances are not required, the operator shall explain, in writing, why revisions are not required.

K. Interim Management Plans.

1. Within 90 days of a surface mining operation becoming idle, the operator shall submit to the Planning Department a proposed Interim Management Plan (IMP). The proposed IMP shall fully comply with the requirements of SMARA, including but not limited to all Site Approval conditions, and shall provide measures the operator will implement to maintain the site in a stable condition, taking into consideration public health and safety. The proposed IMP shall be submitted on forms provided by the Planning Department and shall be processed as an amendment to the Reclamation Plan. IMPs shall not be considered a project for the purposes of environmental review.
2. Financial assurances for idle operations shall be maintained as though the operation were active.
3. Upon receipt of a complete proposed IMP, the Planning Department shall forward the IMP to the State Department of Conservation for review. The IMP shall be submitted to the State Department of Conservation at least 30 days prior to approval by the Planning Commission.
4. Within 60 days of receipt of the proposed IMP, or a longer period mutually agreed upon by the Planning Director and the operator, the Planning Commission shall review and approve or deny the IMP in accordance with this Section. The operator shall have 30 days, or a longer period mutually agreed upon by the operator and the Planning Director, to submit a revised IMP. The Planning Commission shall approve or deny the revised IMP within (60) days of receipt. If the Planning Commission denies the revised IMP, the operator may appeal that action to the City Council.
5. The IMP may remain in effect for a period not to exceed five years, at which time the Planning Commission may renew the IMP for another period not to exceed five years, or require the surface mining operator to commence reclamation in accordance with its approved Reclamation Plan.

- L. **Annual Report Requirements.** Surface mining operators shall forward an annual surface mining report to the State Department of Conservation and to the City Planning Department on a date established by the State Department of Conservation, upon forms

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furnished by the State Mining and Geology Board. New mining operations shall file an initial surface mining report and any applicable filing fees with the State Department of Conservation within 30 days of permit approval, or before commencement of operations, whichever is sooner. Any applicable fees, together with a copy of the annual inspection report, shall be forwarded to the State Department of Conservation at the time of filing the annual surface mining report.

- M. **Inspections.** The Planning Department shall arrange for inspection of a surface mining operation within six months of receipt of the Annual Report required in Section L (Annual Report Requirements), to determine whether the surface mining operation is in compliance with the approved Site Approval and/or Reclamation Plan, approved financial assurances, and State regulations. In no event shall less than one inspection be conducted in any calendar year. Said inspections may be made by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, or state-registered forester, who is experienced in land reclamation and who has not been employed by the mining operation in any capacity during the previous 12 months, or other qualified specialists, as selected by the Planning Director. All inspections shall be conducted using a form approved and provided by the State Mining and Geology Board.

The Planning Department shall notify the State Department of Conservation within 30 days of completion of the inspection that said inspection has been conducted, and shall forward a copy of said inspection notice and any supporting documentation to the mining operator. The operator shall be solely responsible for the reasonable cost of such inspection.

- N. **Violations and Penalties.** If the Planning Director, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in compliance with this Section, the applicable Site Approval, any required permit and/or the Reclamation Plan, the City shall follow the procedures set forth in Public Resources Code, §2774.1 and §2774.2 concerning violations and penalties, as well as those provisions of the City Development Code for revocation and/or abandonment of Site Approval which are not preempted by SMARA.

- O. **Appeals.** Any person aggrieved by an act or determination of the Planning Department in the exercise of the authority granted herein, shall have the right to appeal to the Planning Commission or the City Council, whichever is the next higher authority. An appeal shall be filed on forms provided, within 15 calendar days after the rendition, in writing, of the appealed decision.

- P. **Fees.** The City shall establish such fees as it deems necessary to cover the reasonable costs incurred in implementing this Section and the State regulations, including but not limited to, processing of applications, annual reports, inspections, monitoring, enforcement and compliance. Such fees shall be paid by the operator, as required by the City, at the time of filing of the Site Approval application, Reclamation Plan application, and at such other times as are determined by the City to be appropriate in order to ensure that all reasonable costs of implementing this Section are borne by the mining operator.

- Q. **Mineral Resource Protection.** Mine development is encouraged in compatible areas before encroachment of conflicting uses. Except as provided by Public Resources Code

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section 2763, mineral resource areas that have been classified by the State Department of Conservation's Division of Mines and Geology or designated by the State Mining and Geology Board, as well as existing surface mining operations that remain in compliance with the provisions of this Section, shall be protected from the intrusion by incompatible land uses that may impede or preclude mineral extraction or processing, to the extent possible for consistency with the City's General Plan.

In accordance with PRC §2762, the City's General Plan and resource maps will be prepared to reflect mineral information (classification and/or designation reports) within 12 months of receipt from the State Mining and Geology Board of such information. Land use decisions within the City will be guided by information provided on the location of identified mineral resources of regional significance. Conservation and potential development of identified mineral resource areas will be considered and encouraged. Recordation on property titles of the presence of important mineral resources within the identified mineral resource areas may be encouraged as a condition of approval of any development project in the impacted area. Prior to approving a use that would otherwise be incompatible with mineral resource protection, conditions of approval may be applied to encroaching development projects to minimize potential conflicts.

~~R. Severability. If any section, subsection, clause or phrase of this Chapter is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Chapter.~~

~~S. Effective Date. This Chapter shall take effect thirty (30) days following its adoption, and upon the certification of the State Mines and Geology Board.~~

Article 5

Form Based Zoning Provisions

Overview

This article provides form based provisions for three new “center” zoning districts: the Village Center Zone, the Local Town Center Zone and the Regional Town Center Zone. These districts implement the General Plan vision to create vibrant activity nodes serving a more sustainable and livable building blocks model. The provisions contained within this chapter include development standards that provide incentives and requirements for more urban style, multi-modal development at key locations within the City. The form based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single use projects that are not integrated with surrounding neighborhoods.

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Chapter 5.1 – Introduction to Form Based Provisions

Sections in this Chapter

- 5.1.010 Purpose and Intent
- 5.1.020 Defining Form Based Zoning
- 5.1.030 Applicability
- 5.1.040 Relationship to Other Zoning Provisions
- 5.1.050 Administering Form Based Zoning

Draft Zoning Code Notes:

How is this Chapter different than the current zoning code?

This chapter introduces three new form based zoning districts. The current code does not have any form based districts, but does include some mixed use zoning districts. Unlike traditional zoning districts that regulate by segregating different land uses from one another, a form based district is more concerned with how each development project relates to the larger context of the community. This chapter describes how the form based provisions are implemented within the context of the larger code.

5.1.010 Purpose

This Chapter defines “form based zoning” and clarifies the relationship between this Article and the remainder of the zoning code. The Chapter also explains how the form based provisions are applied and administered.

5.1.020 Defining Form Based Zoning

Form based zoning provides a method of regulating development to achieve a desired urban form. Form based provisions address the relationship between building facades and the public realm, the form and mass of buildings, and the size, character and type of streets and blocks. The central focus of form based provisions is the regulating plan that designates the appropriate form (and character) of development rather than only distinctions in land-use types, which is the basis of conventional zoning.

5.1.030 Applicability

The article implements three form based districts (Village Center, Local Town Center and Regional Center) as identified on the zoning map. Specific Plans may also use the districts within the designated land plan as appropriate.

Article 5 – Form Based Provisions

5.1.040 Relationship to Other Zoning Provisions

Where there is conflicting or overlapping provisions, form based provisions within this chapter supersede other provisions within the zoning code. The descriptions below explain how other Articles within the code work with form based provisions:

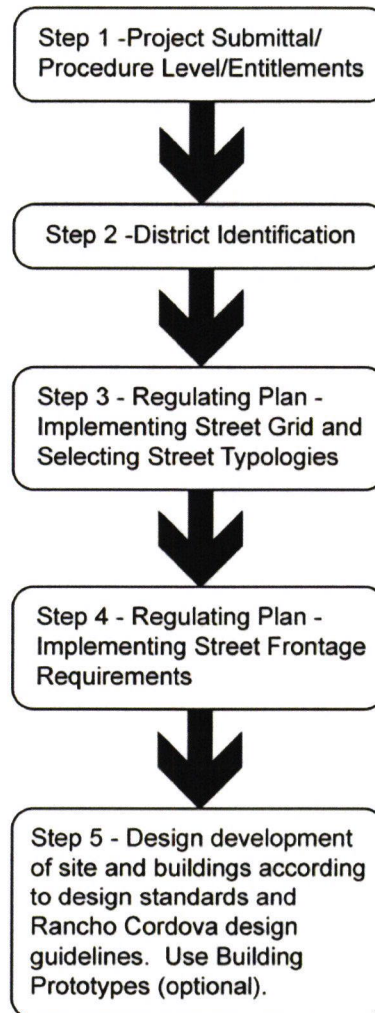
- A. Article 2 – Procedures. Article 5 does not create any special procedures for development within form based districts. Compliance with form based provisions will be determined within the regulatory framework established in Article 2.
- B. Article 3 – Entitlements. A project within one of the form-based districts will require the approval of one or more entitlements, such as design review, tentative map or conditional use permit. Compliance with form based provisions will be analyzed during the entitlement review process.
- C. Article 4 – Zoning District, Allowable Uses and Development Standards. This article identifies the allowable land uses within each form-based district. Many of the provisions related to land uses for form based districts are not provided in Article 4 and are instead provided in Article 5 due to the special nature of the districts.
- D. Article 6 – Development Standards. The form based chapter will not contain all development standards needed for every development scenario or for all site elements. For example, standards for signs, landscaping, lighting and other site elements are provided in Article 6.
- E. Article 7 – Special Use Provisions. Certain special uses that are proposed within a form based district will be regulated by this Article of the zoning code. Where conflicts exist, the form based provision shall supersede.

5.1.050 Administering Form Based Zoning

Development sites within form based districts will not require special administrative procedures beyond those provided in Article 2. The districts do function differently than traditional zoning districts and will require more detailed analysis during the entitlement review process. A typical development proposal will be analyzed consistent with Figure 5.1.050-1 (Form Based Zoning Development Proposal Process).

Article 5 – Form Based Provisions

Figure 5.1.050-1 Form Based Zoning Development Porposal



Chapter 5.2 The Regulating Plan

Sections in this Chapter:

- 5.2.010 Purpose and Intent
- 5.2.020 Defining the Regulating Plan
- 5.2.030 Defining the Development Standards
- 5.2.040 Streetscape Typologies
- 5.2.050 Frontage Types
- 5.2.060 Building Prototypes

Draft Zoning Code Notes:

How is this Chapter different than the current zoning code?

This Chapter introduces a regulating plan for each of the form based districts and the components of the City's form based code. Unlike a traditional zoning map that focuses on the details and distinction of individual land uses, a regulating plan dictates urban form and character by illustrating where and how form based provisions are applied. The regulating plans included in this Chapter specifically address how form based provisions pertain to development occurring within the private realm (development standards, building prototypes and frontage types) and the design of the public realm (streetscape typologies). A regulating plan may be applied to a location zoned to the corresponding form based district or to an area identified for comparable development by a Specific Plan.

5.2.010 Purpose

The purpose of this Chapter is to establish a conceptual regulating plan for each of the City's three form based districts (Village Center, Town Center and Regional Center) and introduce the components of the Article's form based code.

5.2.020 Defining the Regulating Plan

The regulating plan represents a key component of a form based code by dictating where and how specific provisions are applied. The regulating plans appearing in this Chapter accomplish this by addressing development occurring within the private realm (development standards, building prototypes and frontage types) and the design of the public realm (street typologies). This is achieved by conceptually applying the regulating plans to specific locations in the following manner:

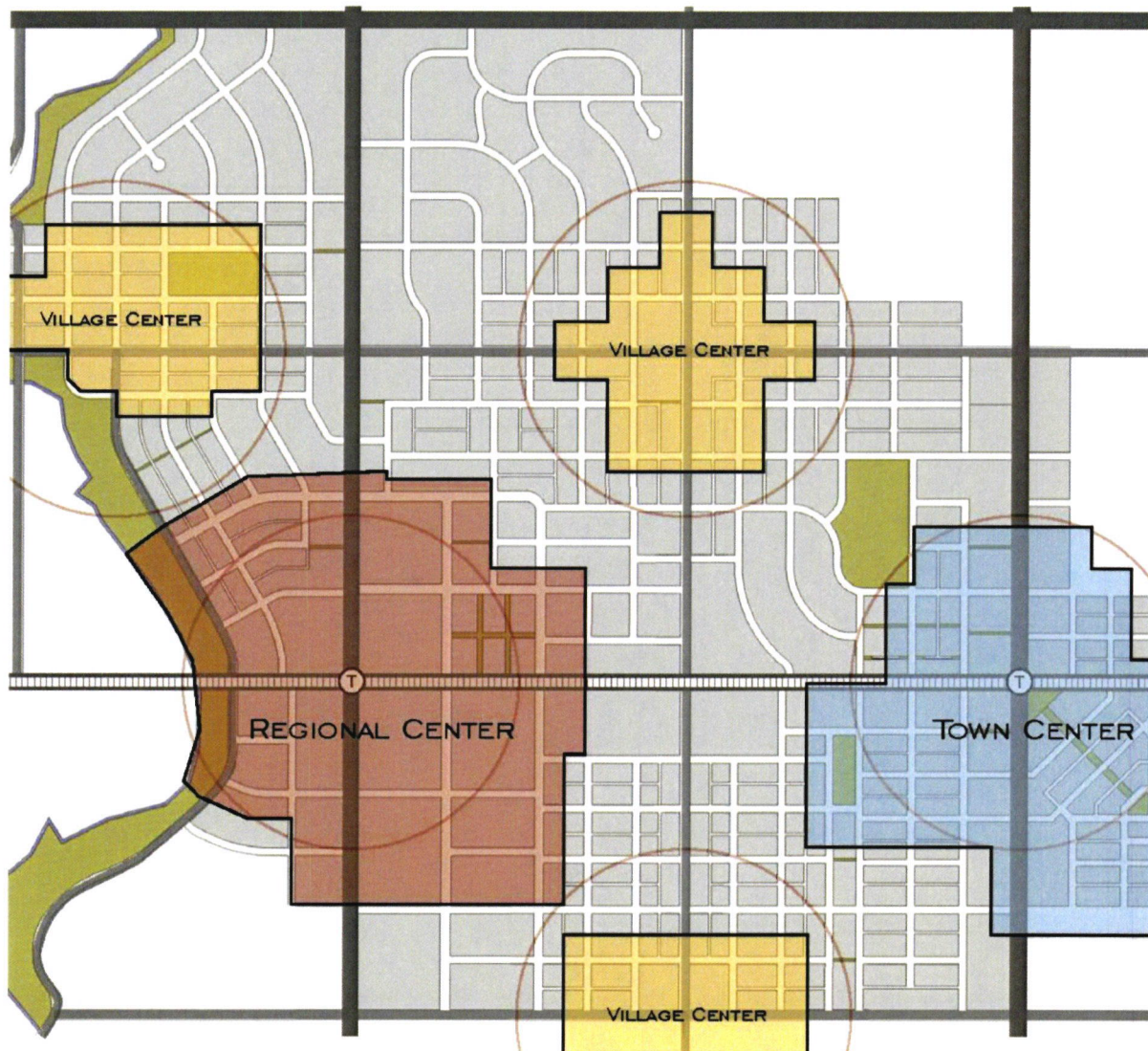
A. Regulating Plan for Each Form Based Zone

The Chapter provides a conceptual regulating plan to illustrate each of the three form based districts (Village Center, Local Town Center, and Regional Town Center). A regulating plan can be applied to a location zoned to the corresponding

Article 5 – Form Based Provisions

district or an area identified for comparable development by a Specific Plan (see Figure 5.2.020-1, Figure 5.2.020-3, Figure 5.2.020-5 and Figure 5.2.020-7).

Figure 5.2.020–1 Regulating Plan: Zones shown on prototypical map



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B. Regulating Plan for Transit Areas

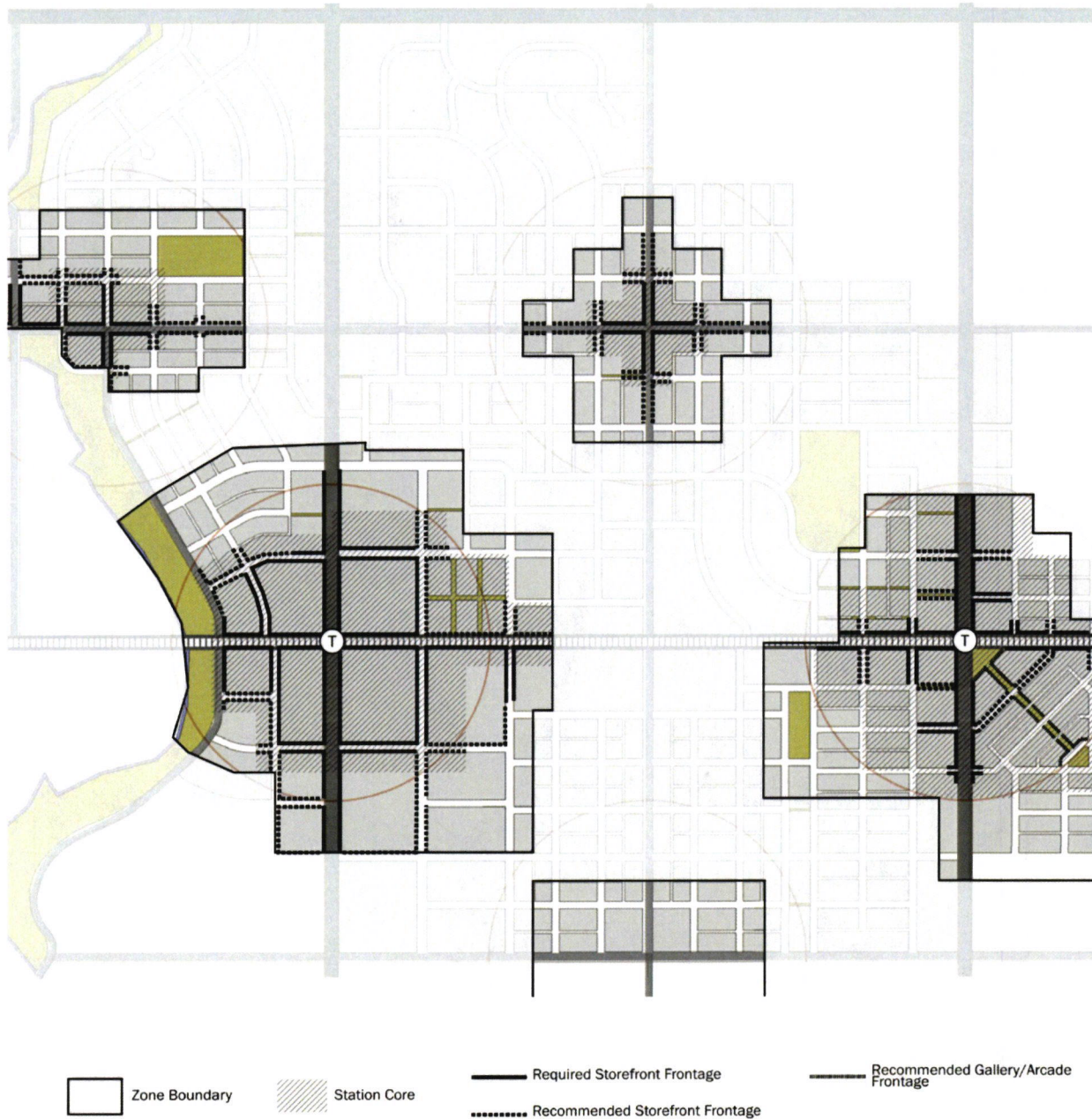
The Chapter implements special provisions for the Transit Oriented Development Overlay Zoning District (referred to throughout this Article as the Transit Area Overlay) in each form based district to encourage denser, transit-oriented development within ¼ mile of light rail and other fixed transit stations, major bus stops, and other transit stations and stops identified by the City (see Figure 5.2.020-2, Figure 5.2.020-4, Figure 5.2.020-6 and Figure 5.2.020-8).

C. Regulating Plan Required/Recommended Frontages

The Chapter implements special frontage requirements along important corridors to encourage commercial retail development within or adjacent to the Special Transit Area Overlays. These provisions include a Required Storefront Frontage, a Recommended Storefront Frontage, and a Recommended Gallery/Arcade Frontage (see Figure 5.2.020-2, Figure 5.2.020-4, Figure 5.2.020-6 and Figure 5.2.020-8).

Article 5 – Form Based Provisions

Figure 5.2.020-2 Regulating Plan: Transit Areas and Frontages shown on prototypical map



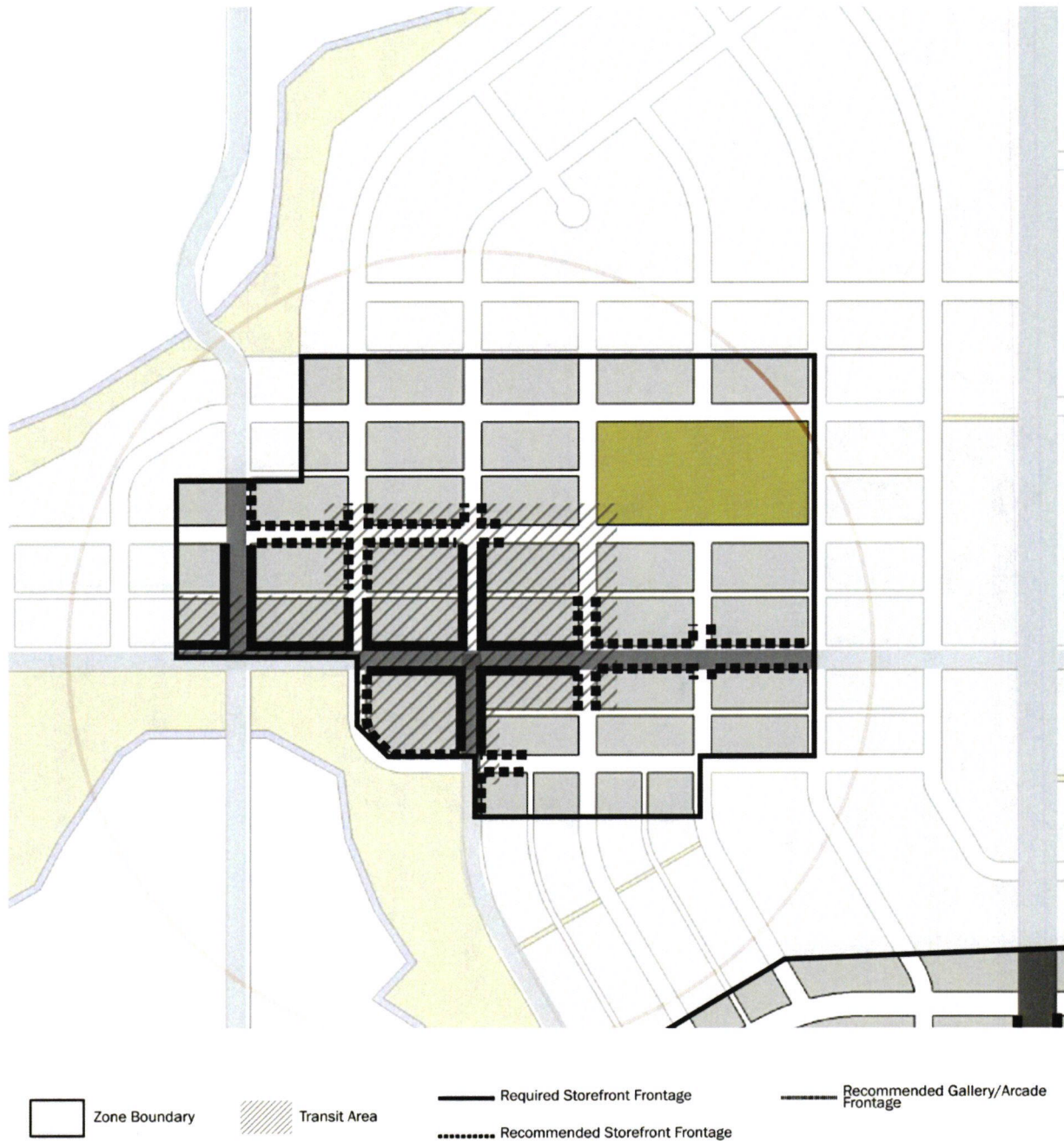
Article 5 – Form Based Provisions

Figure 5.2.020–3 Regulating Plan: Village Center Zones shown on prototypical map



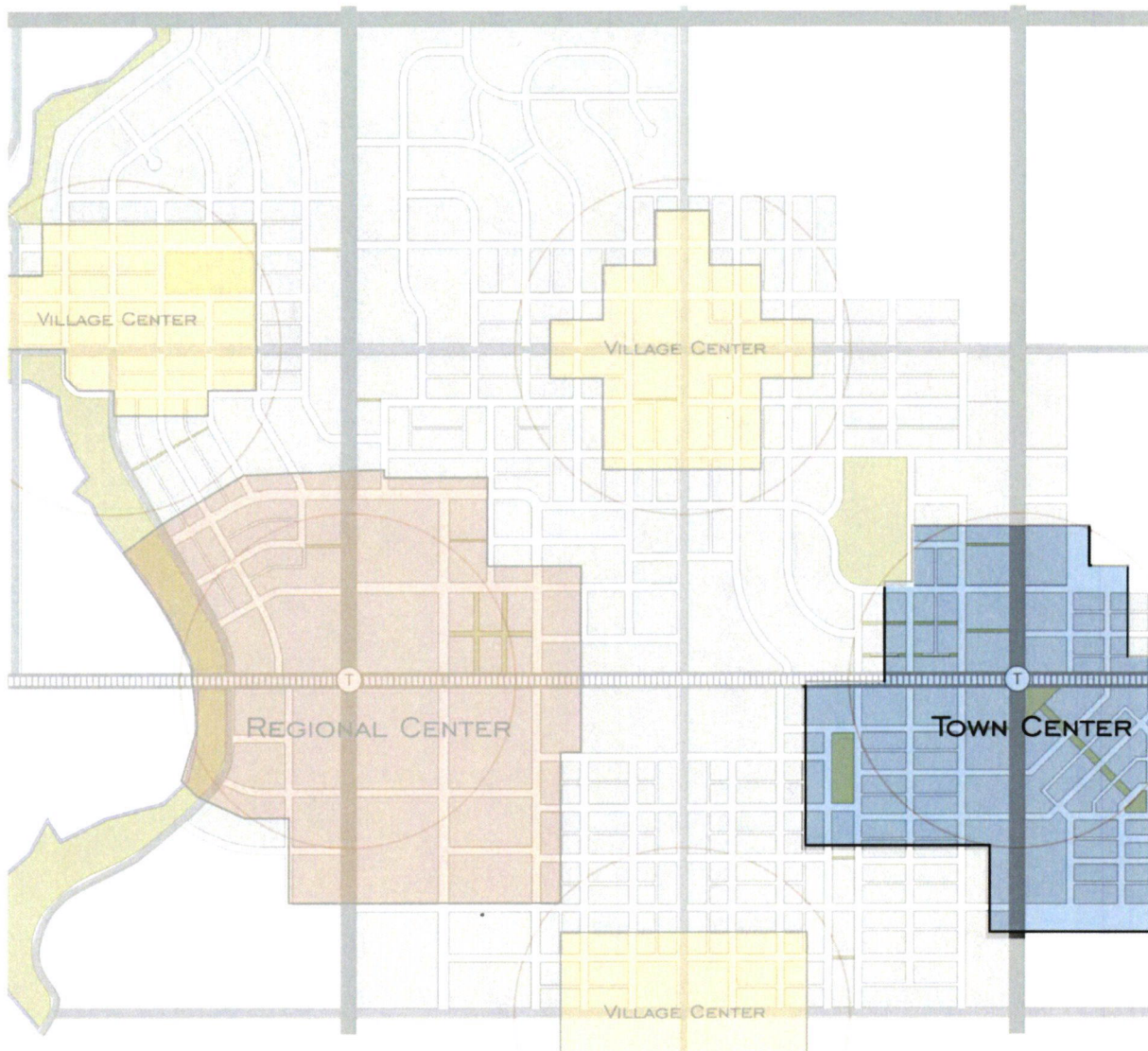
Article 5 – Form Based Provisions

Figure 5.2.020-4 Regulating Plan: Village Center Zone Transit Areas and Frontages shown on prototypical map



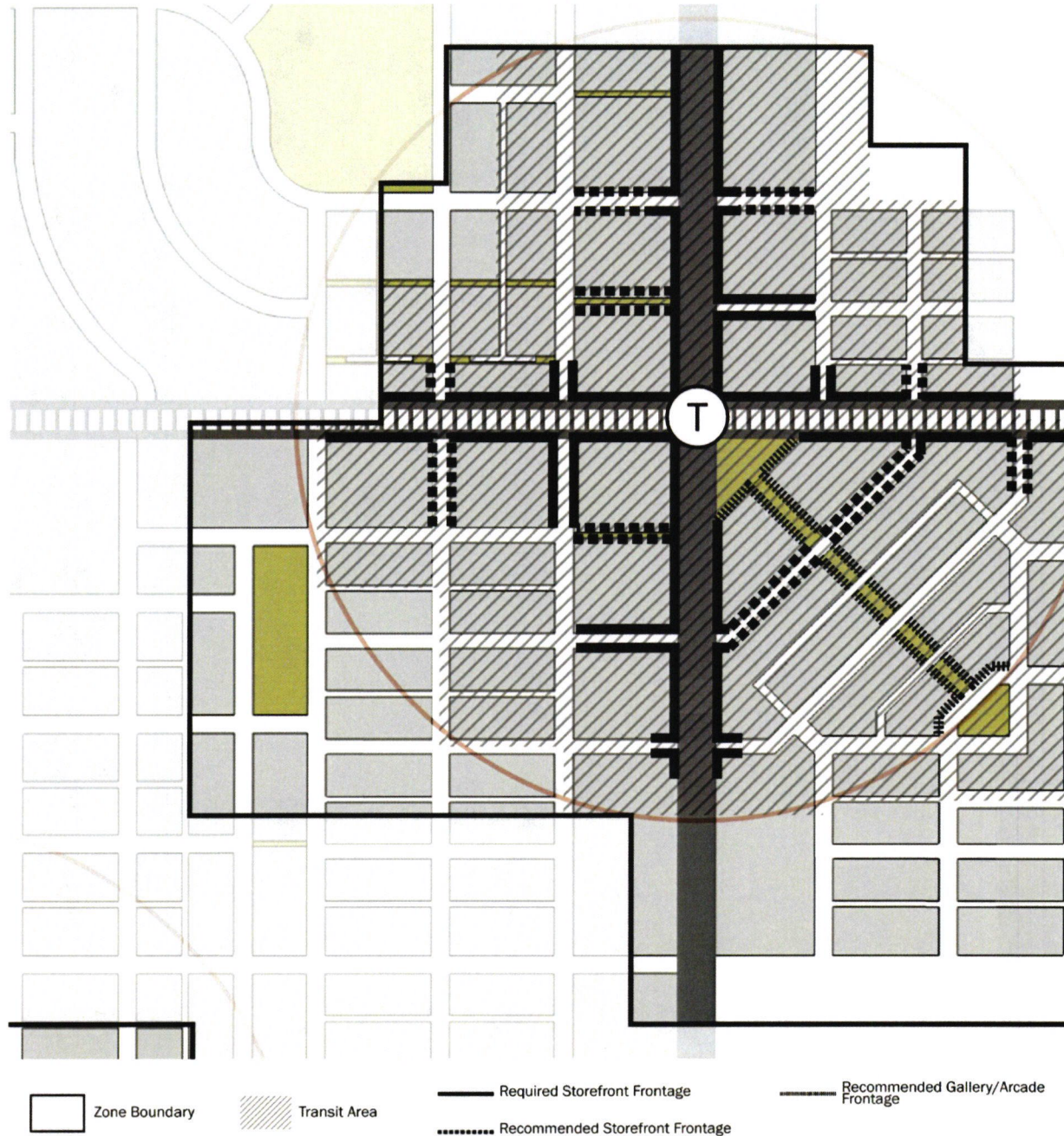
Article 5 – Form Based Provisions

Figure 5.2.020-3 Regulating Plan: Local Town Center Zone shown on prototypical map



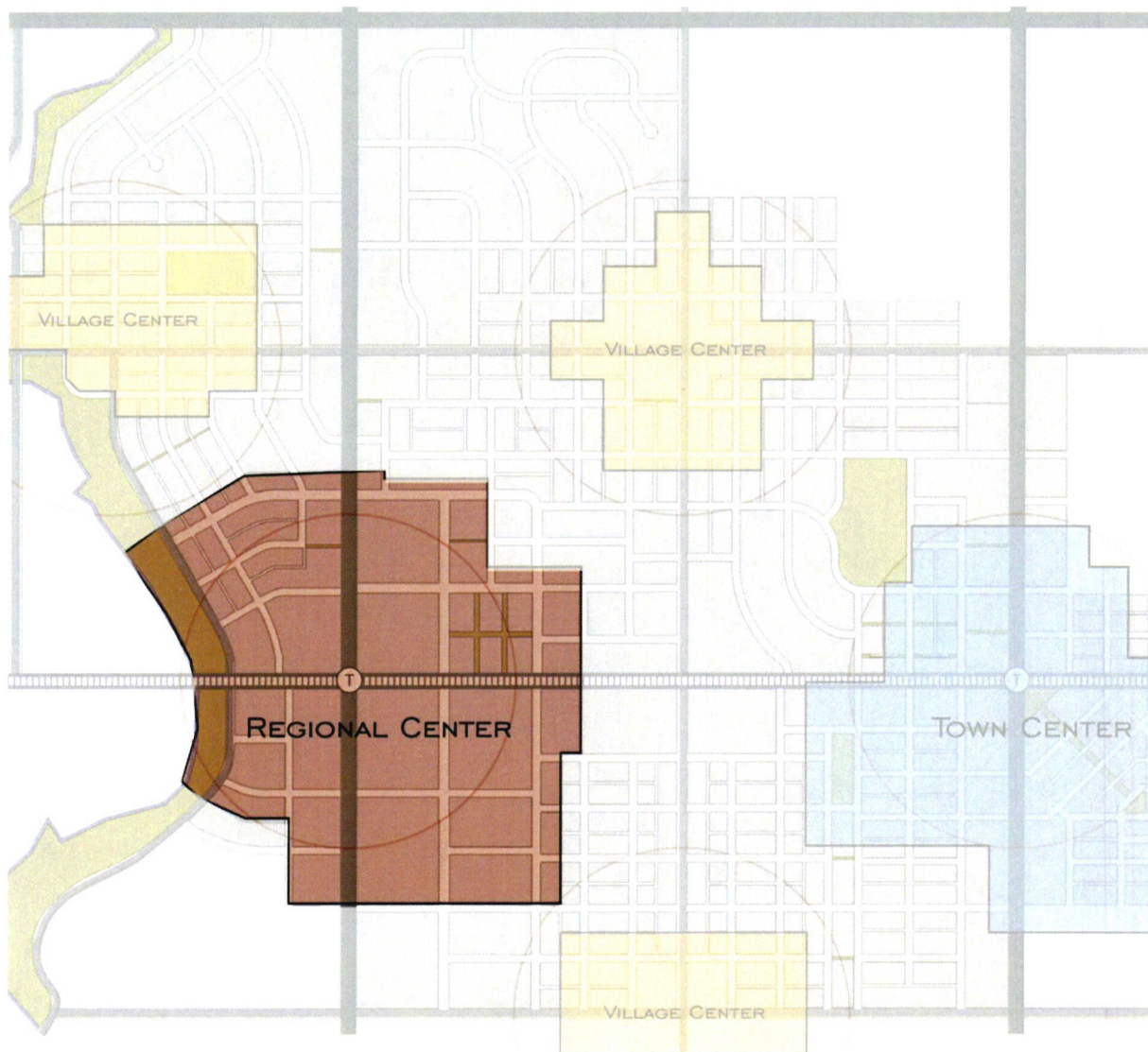
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Figure 5.2.020–6 Regulating Plan: Local Town Center Zone Transit Area and Frontages shown on prototypical map



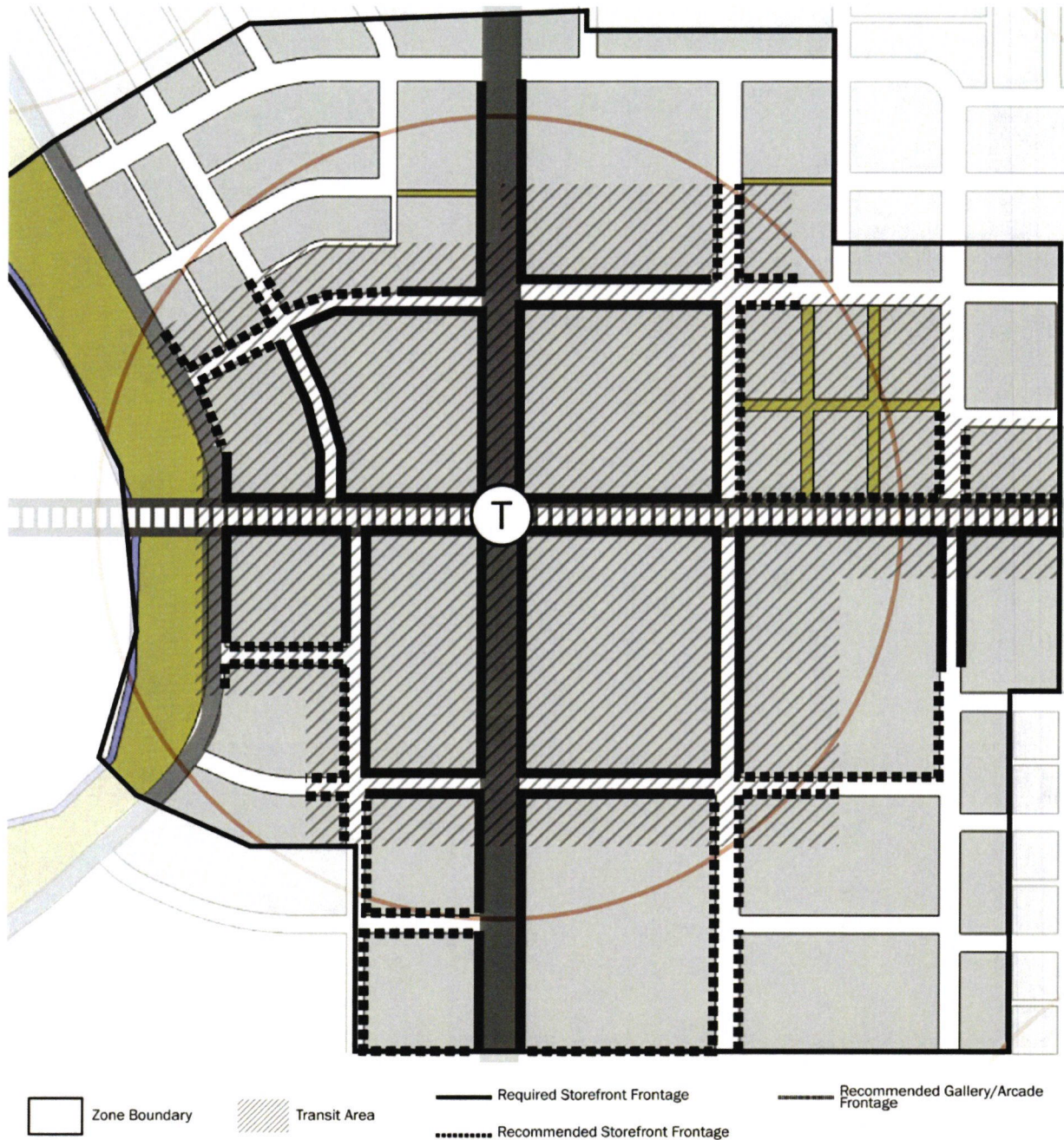
Article 5 – Form Based Provisions

Figure 5.2.020-7 Regulating Plan: Regional Town Center Zone shown on prototypical map



Article 5 – Form Based Provisions

Figure 5.2.020-8 Regulating Plan: Regional Town Center Zone Transit Area and Frontages shown on prototypical map



Article 5 – Form Based Provisions

5.2.030 Defining the Development Standards

A. Purpose

The purpose of this Section is to provide a concise listing of each form based district's development standards within a single matrix. The intent of this Section is to provide an efficient method of comparing the development standards between districts and reviewing them in conjunction with other form based provisions. The matrix begins on the next page. Detailed development standards for each district are located in Chapter 5.3 (Village Center Zone), Chapter 5.4 (Local Town Center Zone), and Chapter 5.5 (Regional Town Center Zone).

Article 5 – Form Based Provisions

	Village Center	Village Center Transit Area	Local Town Center	Local Town Center Transit Area	Regional Town Center	Regional Town Center Transit Area
Connectivity and Density						
Connectivity						
Maximum block length	400 ft	400 ft	600 ft	400 ft	660 ft	600 ft
Maximum block perimeter	1,500 ft	1,500 ft	2,000 ft	1,500 ft	2,640 ft	2,000 ft
Residential density						
Minimum density	6.1 du/ac	6.1 du/ac	6.1 du/ac	20 du/acre	6.1 du/ac	20 du/ac
Maximum density	18.0 du/ac	18.0 du/ac	18.0 du/ac	40 du/ac	20 du/ac	80 du/ac
Building Placement						
Primary building setback/build-to lines						
Front yard	10 ft min/20 ft max	0 ft min/10 ft max	0 ft min/10 ft max	0 ft min/10 ft max	0 ft min / 10 ft max	0 ft min / 10 ft max
Side yard	5 ft min	0 ft min	0 ft min	0 ft min	0 ft min	0 ft min
Side street	10 ft min	0 ft min	0 ft min	0 ft min	0 ft min	0 ft min
Rear yard and alley	5 ft min	0 ft min	0 ft min	0 ft min	0 ft min	0 ft min
Courtyard	20 ft max	20 ft max	20 ft max	20 ft max	20 ft max	20 ft max
Accessory building placement						
Front yard	30 ft min	30 ft min	na	na	na	na
Side yard	5 ft min	5 ft min	na	na	na	na
Side street						
Rear yard and alley	5 ft min	5 ft min	na	na	na	na
Minimum building frontage	50% min	60% min	70% min	80% min	70% min	70% min
Minimum lot coverage	60% max	50% min	50% min	60% min	50% min	60% min
Building Profile and Type						
Building height						
Minimum height	na	20 ft	20 ft	20 ft	20 ft	20 ft
Maximum height	45 ft	60 ft	65 ft	65 ft	65 ft	100 ft
Encroachments						
Frontage Types						
Common Yard		Door Yard/Terrace	Door Yard/Terrace	Door Yard/Terrace	Door Yard/Terrace	Door Yard/Terrace
Porch		Light Court	Light Court	Light Court	Light Court	Light Court
Door Yard/Terrace		Courtyard	Courtyard	Courtyard	Courtyard	Courtyard
Light Court		Stoop	Stoop	Stoop	Stoop	Stoop
Stoop		Storefront	Storefront	Storefront	Storefront	Storefront
Storefront		Gallery	Gallery	Gallery	Gallery	Gallery
		Arcade	Arcade	Arcade	Arcade	Arcade
Canopies						
Awnings						
Building prototypes						
Architectural styles						

Article 5 – Form Based Provisions

	Village Center	<i>Village Center Transit Area</i>	Local Town Center	<i>Local Town Center Transit Area</i>	Regional Town Center	<i>Regional Town Center Transit Area</i>
Special Parking Provisions						
Parking placement						
Front yard setback	Rear 50% of lot	Rear 50% of lot	Rear 75% of lot	Rear 75% of lot	Rear 75% of lot	Rear 75% of lot
Side yard setback	0 ft min	0 ft min	0 ft min	0 ft min	0 ft min	0 ft min
Side street setback	10 ft min	5 ft min	5 ft min	5 ft min	5 ft min	5 ft min
Rear yard and alley setback	5 ft min	5 ft min	5 ft min	5 ft min	5 ft min	5 ft min
Access						
Maximum driveway width	20 ft max	20 ft max	24 ft max	24 ft max	24 ft max	24 ft max
Required parking spaces						
Commercial uses						
Residential uses						

Article 5 – Form Based Provisions

5.2.040 Streetscape Typologies for Form Based Zoning

The Streetscape Typologies allowed in one or more of the form based districts as described in the following pages are listed below. These streetscape typologies are unique to this Article and are intended to implement the vision and building blocks of the General Plan.

- A. Avenue-4 Lane (with single turn lane)
- B. Avenue-2 Lane (with single turn lane)
- C. Commercial Street-3 Lane (with center turn lane)
- D. Commercial Street-3 Lane (with center turn lane)
- E. Parking Street-Diagonal
- F. Parking Street-Back-in Diagonal
- G. Urban-Edge Street
- H. Landscape-Edge Street
- I. Residential Lane
- J. Residential Alley
- K. Paseo
- L. Multi-use Path
- M. Arterial-6 Lane (with turn lanes)
- N. Arterial-4 Lane (with single turn lane)

Article 5 – Form Based Provisions

5.2.040.A. Avenue–4 Lane (with single turn lane)

Thoroughfare type	Avenue
Right-of-Way Width	110-125 feet
Through Traffic Lanes	4 lanes, 2 bicycle lanes
Turning Lanes	1 left turn lane
Parking Lanes	8 feet, each side
Curb Radius	xx
Public Frontage Type	Storefront, Gallery, Arcade
Bike Facilities	6 feet wide bicycle lanes

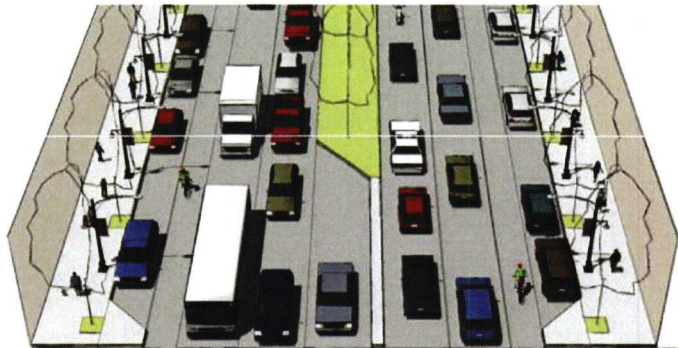


Figure 5.2.030–1 Avenue 4 Lane (with single turn lane)

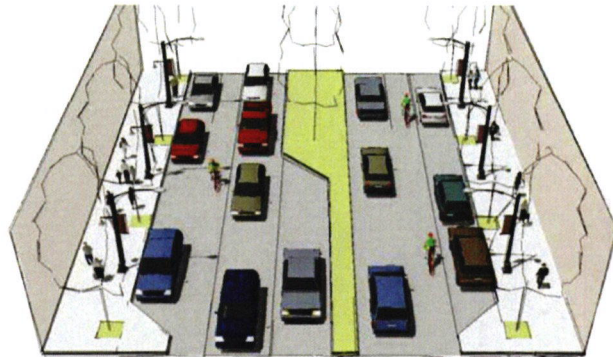
1. Characteristics

- Avenue–4 Lane streets connect districts or regions and are capable of carrying a high amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge.
- Bicycle lanes, on-street parallel parking and street trees help to buffer pedestrians from vehicular traffic.
- The median in the center of the roadway provides space for additional landscaping, pedestrian refuges at crossings, and left-turn pockets.
- Travel speeds are slow to moderate, from 25 mph to 35 mph, though lower speeds are preferred for pedestrian and bicycle safety.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Storefront, Gallery, and Arcade frontage types are preferred due to the high traffic volumes and urban character of the street.
- This street typology may be used in place of an Arterial–4 Lane street in the Regional Town Center, Local Town Center, and Village Center Zones. If possible, this typology should be avoided in the Transit Areas of Village Center Zones.
- This street typology may be adapted to accommodate light rail transit, bus rapid transit, or streetcar alignments.

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5.2.040.B. Avenue – 2 Lane (with single turn lane)

Thoroughfare type	Avenue
Right-of-Way Width	90 feet
Through Traffic Lanes	2 lanes, 2 bicycle lanes
Turning Lanes	1 left turn lane
Parking Lanes	8 feet, each side
Curb Radius	xx
Public Frontage Type	Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, Arcade
Bike Facilities	6 feet wide bicycle lanes



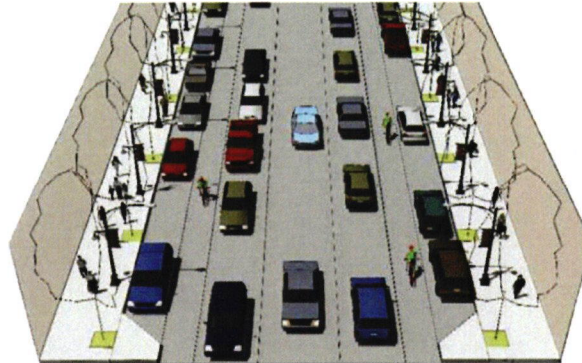
1. Characteristics

- Avenue-2 Lane streets connect districts or regions and are capable of carrying a moderate amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge.
- Bicycle lanes, on-street parallel parking and street trees help to buffer pedestrians from vehicular traffic.
- The median in the center of the roadway provides space for additional landscaping, pedestrian refuges at crossings, and left-turn pockets.
- Travel speeds are slow to moderate, from 25 mph to 35 mph, though lower speeds are preferred for pedestrian and bicycle safety.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, and Arcade frontage types are preferred due to the urban character of the street.
- This street typology may be used in place of an Arterial-4 Lane street in the Regional Town Center, Local Town Center, and Village Center Zones.
- This street typology may be adapted to accommodate light rail transit, bus rapid transit, or streetcar alignments.

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5.2.040.C. Commercial Street 3 Lane (with center turn lane)

Thoroughfare type	Commercial Street
Right-of-Way Width	90 feet
Through Traffic Lanes	2 lanes, 2 bicycle lanes
Turning Lanes	1 left turn lane
Parking Lanes	8 feet, each side
Curb Radius	xx
Public Frontage Type	Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, Arcade
Bike Facilities	6 feet wide bicycle lanes



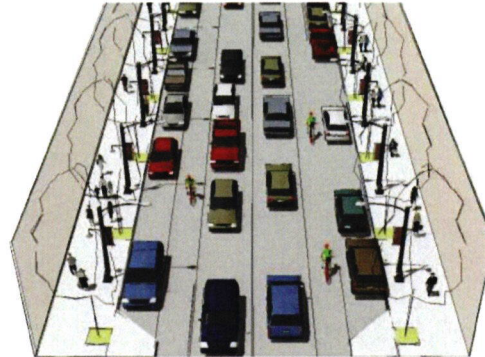
1. Characteristics

- Commercial Street–3 Lane streets connect neighborhoods or districts and are capable of carrying a moderate amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge
- Bicycle lanes, on-street parallel parking and street trees help to buffer pedestrians from vehicular traffic.
- Left turn movements are accommodated through a center turn lane, which also allows more flexibility in access management options for private property.
- Travel speeds are slow to moderate, from 25 mph to 35 mph, though lower speeds are preferred for pedestrian and bicycle safety.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, and Arcade frontage types are preferred due to the urban character of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

Article 5 – Form Based Provisions

5.2.040.D. Commercial Street 2 Lane

Thoroughfare type	Commercial Street
Right-of-Way Width	75 feet
Through Traffic Lanes	2 lanes, 2 bicycle lanes
Turning Lanes	—
Parking Lanes	8 feet, each side
Curb Radius	xx
Public Frontage Type	Porch, Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, Arcade
Bike Facilities	6 feet wide bicycle lanes



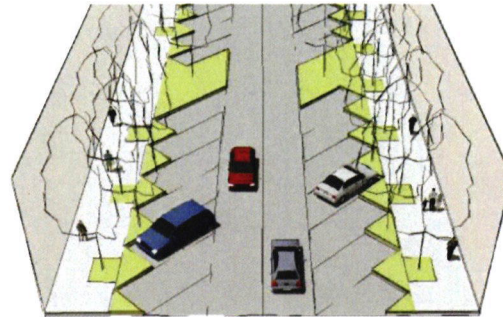
1. Characteristics

- Commercial Street–2 Lane streets connect neighborhoods or districts and are capable of carrying a low to moderate amount of vehicular traffic while still maintaining a higher quality pedestrian environment and urban edge.
- Bicycle lanes, on-street parallel parking and street trees help to buffer pedestrians from vehicular traffic.
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- Travel speeds are slow, from 20 mph to 30 mph, to improve pedestrian and bicycle safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Porch, Door Yard/Terrace or Light Court, Stoop, Storefront, Gallery, and Arcade frontage types are preferred due to the urban character of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

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5.2.040.E. Parking Street—Diagonal

Thoroughfare type	Commercial Street
Right-of-Way Width	85 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	20 feet, each side
Curb Radius	xx
Public Frontage Type	Storefront, Gallery, Arcade
Bike Facilities	—



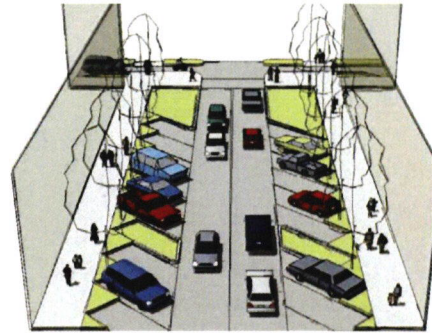
1. Characteristics

- Parking Street—Diagonal streets are local streets and are capable of carrying a low amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge.
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- Travel speeds are slow, from 10 mph to 20 mph, to improve pedestrian safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale. Landscaping and larger trees should frequently interrupt the parking lanes to soften visual impact of the parked vehicles and to help cool the air heated by the pavement.
- Storefront, Gallery, and Arcade frontage types are preferred due to the urban and retail character of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

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5.2.040.F. Parking Street—Back-in Diagonal

Thoroughfare type	Commercial Street
Right-of-Way Width	85 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	20 feet, each side
Curb Radius	xx
Public Frontage Type	Storefront, Gallery, Arcade
Bike Facilities	Bicycle Route



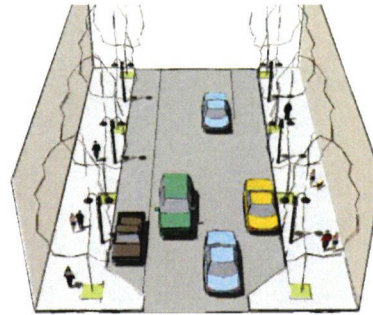
1. Characteristics

- Parking Street—Diagonal streets are local streets and are capable of carrying a low amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge.
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- Travel speeds are slow, from 10 mph to 20 mph, to improve pedestrian and bicycle safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale. Landscaping and larger trees should frequently interrupt the parking lanes to soften visual impact of the parked vehicles and to help cool the air heated by the pavement.
- Storefront, Gallery, and Arcade frontage types are preferred due to the urban and retail character of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

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5.2.040.G. Urban-Edge Street

Thoroughfare type	Street
Right-of-Way Width	60 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	7 feet, each side
Curb Radius	xx
Public Frontage Type	Porch, Door Yard/Terrace or Light Court, Stoop, Courtyard, Storefront
Bike Facilities	Bicycle Route



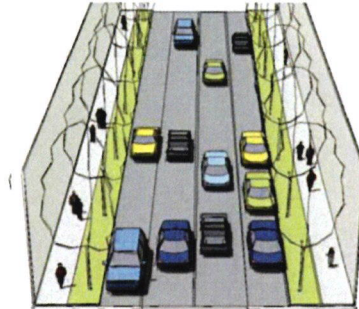
1. Characteristics

- Urban-Edge Streets are local streets capable of carrying a low amount of vehicular traffic while still maintaining a higher quality pedestrian environment and retail-supporting urban edge.
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- Travel speeds are slow, from 15 mph to 25 mph, to improve pedestrian and bicycle safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale. Larger canopy trees should be used where possible to shade the sidewalk and the street.
- Porch, Door Yard/Terrace or Light Court, Stoop, Courtyard, and Storefront frontage types are preferred due to the urban, but more intimate, scale of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.
- This street typology is a good transitional, local street from the Regional Town Center, Local Town Center, and Village Center Zones to other, lower-intensity, surrounding areas.

Article 5 – Form Based Provisions

5.2.040.H. Landscape-Edge Street

Thoroughfare type	Street
Right-of-Way Width	60 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	7 feet, each side
Curb Radius	xx
Public Frontage Type	Porch, Door Yard/Terrace or Light Court, Courtyard
Bike Facilities	Bicycle Route



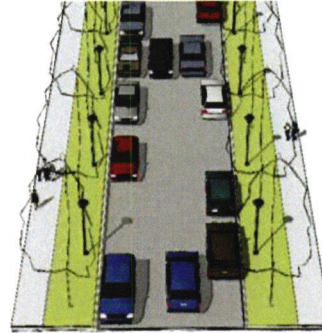
1. Characteristics

- Landscape-Edge Streets are local streets capable of carrying a low amount of vehicular traffic while still maintaining a higher quality pedestrian environment
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street
- Travel speeds are slow, from 15 mph to 25 mph, to improve pedestrian and bicycle safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale. Larger canopy trees should be used where possible to shade the sidewalk and the street
- Porch, Door Yard/Terrace or Light Court, Stoop, and Courtyard frontage types are preferred due to the intimate scale of the street.
- This street typology may be used in the Local Town Center and Village Center Zones.
- This street typology is a good transitional, local street from the Local Town Center and Village Center Zones to other, lower-intensity, surrounding areas.

Article 5 – Form Based Provisions

5.2.040.I. Residential Lane

Thoroughfare type	Street
Right-of-Way Width	60 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	7 feet, each side
Curb Radius	xx
Public Frontage Type	Common Yard, Porch
Bike Facilities	—



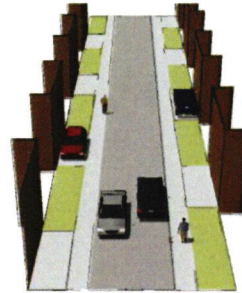
1. Characteristics

- Residential Lanes are local streets capable of carrying a low amount of vehicular traffic and providing a higher quality pedestrian environment.
- Turning movements typically occur from within the main travel lanes; however, short (1 to 2 car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- Travel speeds are slow, from 15 mph to 25 mph, to improve pedestrian and bicycle safety and safety of turning movements.
- Street lighting and landscaping should be designed at a pedestrian scale. Larger canopy trees should be used where possible to shade the sidewalk and the street.
- Porch, Door Yard/Terrace or Light Court, Stoop, Courtyard, and Storefront frontage types are preferred due to the urban, but more intimate, scale of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.
- This street typology is a good transitional, local street from the Regional Town Center, Local Town Center, and Village Center Zones to other, lower-intensity, surrounding areas.

Article 5 – Form Based Provisions

5.2.040.J. Residential Alley

Thoroughfare type	Alley
Right-of-Way Width	12-24 feet
Through Traffic Lanes	2 lanes
Turning Lanes	—
Parking Lanes	—
Curb Radius	xx
Public Frontage Type	Porch, Stoop
Bike Facilities	—



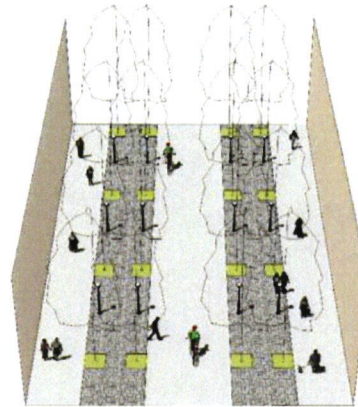
1. Characteristics

- Residential Alleys are small streets that provide access to parking/garages for residential units and may provide access and street frontage to accessory dwelling units.
- Residential alleys provide service access to trash/recycling pick-up, etc.
- Travel speeds are slow, from 5 mph to 15 mph.
- Porch and Stoop frontages are preferred for use in accessory dwelling units facing the alley.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

Article 5 – Form Based Provisions

5.2.040.K. Paseo

Thoroughfare type	Pathway
Right-of-Way Width	20-100 feet
Through Traffic Lanes	Emergency only
Turning Lanes	—
Parking Lanes	—
Curb Radius	xx
Public Frontage Type	Porch, Door Yard/Terrace or Light Court, Stoop, Courtyard, Storefront, Gallery, Arcade
Bike Facilities	Designated bicycle lane(s)



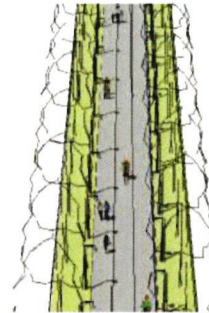
1. Characteristics

- Paseos are local or private pathways serving pedestrians and bicyclists only.
- Paseos may also provide some limited service access during specified periods of the day.
- Street lighting and landscaping should be designed at a pedestrian scale. Larger canopy trees should be used where possible to shade the Paseo.
- Porch, Door Yard/Terrace or Light Court, Stoop, Courtyard, Storefront, Gallery, and Arcade frontage types are preferred due to the urban and intimate scale of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

Article 5 – Form Based Provisions

5.2.040.L. Multi-use Path

Thoroughfare type	Pathway
Right-of-Way Width	20-40 feet
Through Traffic Lanes	Emergency only
Turning Lanes	—
Parking Lanes	—
Curb Radius	xx
Public Frontage Type	Porch, Door Yard/Terrace or Light Court, Courtyard
Bike Facilities	2 Designated bicycle lanes



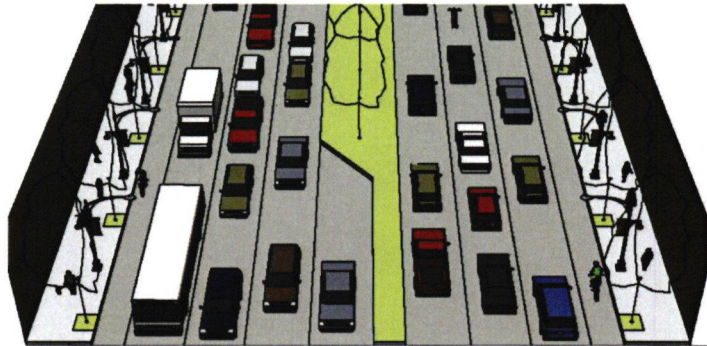
1. Characteristics

- Multi-use paths are pathways that connect neighborhoods, districts, and regions and serve pedestrians and bicyclists only.
- Street lighting and landscaping should be designed at a pedestrian scale. Larger canopy trees should be used where possible to shade the pathway.
- Porch, Door Yard/Terrace or Light Court, and Courtyard frontage types are preferred due to the intimate scale of the street.
- This street typology may be used in the Regional Town Center, Local Town Center, and Village Center Zones.

Article 5 – Form Based Provisions

5.2.040.M. Arterial-6 Lane (with turn lanes)

Thoroughfare type	Arterial Road
Right-of-Way Width	135-165 feet
Through Traffic Lanes	6 lanes, 2 bicycle lanes
Turning Lanes	1 left turn lane
Parking Lanes	—
Curb Radius	xx
Public Frontage Type	Storefront
Bike Facilities	6 feet wide bicycle lanes



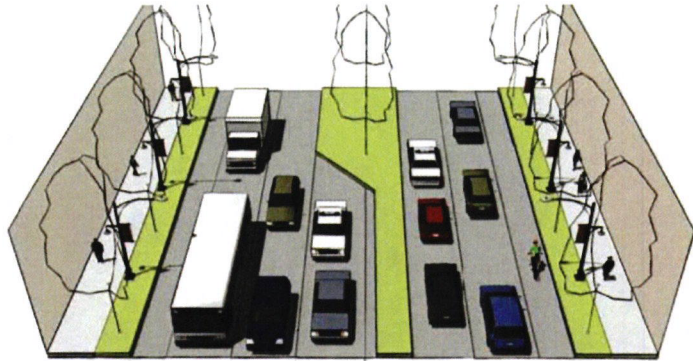
1. Characteristics

- Arterial-6 Lane streets connect districts or regions and are capable of carrying a high amount of vehicular traffic.
- Bicycle lanes and street trees help to buffer pedestrians from vehicular traffic.
- The median in the center of the roadway provides space for additional landscaping, pedestrian refuges at crossings, and left-turn pockets.
- Where right-turn lanes are required, the sidewalk and landscape strip widths should not be diminished.
- Travel speeds are moderate to high, from 35 mph to 45 mph, though lower speeds are preferred for pedestrian and bicycle safety.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Storefront frontage types are preferred due to the high traffic volumes.
- Use of this street typology is discouraged. Avenue or Commercial Street typologies are preferred over this typology. If possible, this typology should be avoided in Transit Areas. The high traffic speeds and lack of on-street parking make it less likely that this typology can support a pedestrian-oriented retail environment.
- This street typology may be adapted to accommodate light rail transit or bus rapid transit alignments.

Article 5 – Form Based Provisions

5.2.040.N. Arterial 4 Lane (with single turn lane)

Thoroughfare type	Arterial Road
Right-of-Way Width	110-130 feet
Through Traffic Lanes	4 lanes, 2 bicycle lanes
Turning Lanes	1 left turn lane
Parking Lanes	—
Curb Radius	xx
Public Frontage Type	Storefront
Bike Facilities	6 feet wide bicycle lanes



1. Characteristics

- Arterial-6 Lane streets connect districts or regions and are capable of carrying a high amount of vehicular traffic.
- Bicycle lanes and street trees help to buffer pedestrians from vehicular traffic.
- The median in the center of the roadway provides space for additional landscaping, pedestrian refuges at crossings, and left-turn pockets.
- Where right-turn lanes are required, the sidewalk and landscape strip widths should not be diminished.
- Travel speeds are moderate to high, from 35 mph to 45 mph, though lower speeds are preferred for pedestrian and bicycle safety.
- Street lighting and landscaping should be designed at a pedestrian scale.
- Storefront frontage types are preferred due to the high traffic volumes.
- Use of this street typology is discouraged. Avenue or Commercial Street typologies are preferred over this typology. If possible, this typology should be avoided in Transit Areas. The high traffic speeds and lack of on-street parking make it less likely that this typology can support a pedestrian-oriented retail environment.
- This street typology may be adapted to accommodate light rail transit or bus rapid transit alignments.

Article 5 – Form Based Provisions

5.2.050 Frontage Types

The Frontage Types allowed in one or more of the form based districts as described in the following pages are listed below.

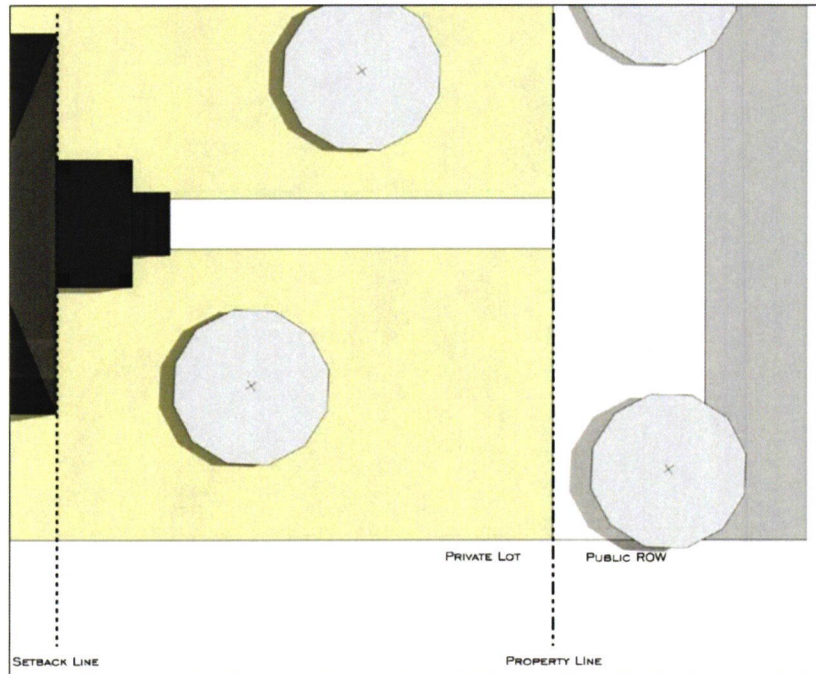
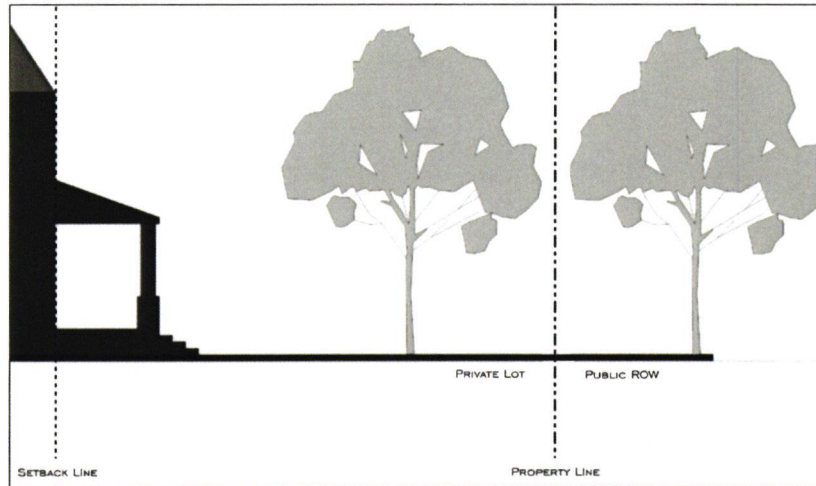
- A. Common Yard
- B. Porch
- C. Door Yard/Terrace or Light Court
- D. Courtyard
- E. Stoop
- F. Storefront
- G. Gallery
- H. Arcade

Article 5 – Form Based Provisions

5.2.050.A. Common Yard

1. A Common Yard frontage is characterized by deep front yard setbacks. Front yards do not contain fences, and are visually continuous with one another, thereby creating a “strip” of green between the building frontage and the public right-of-way. Porches and/or stoops are not required, though they are recommended.

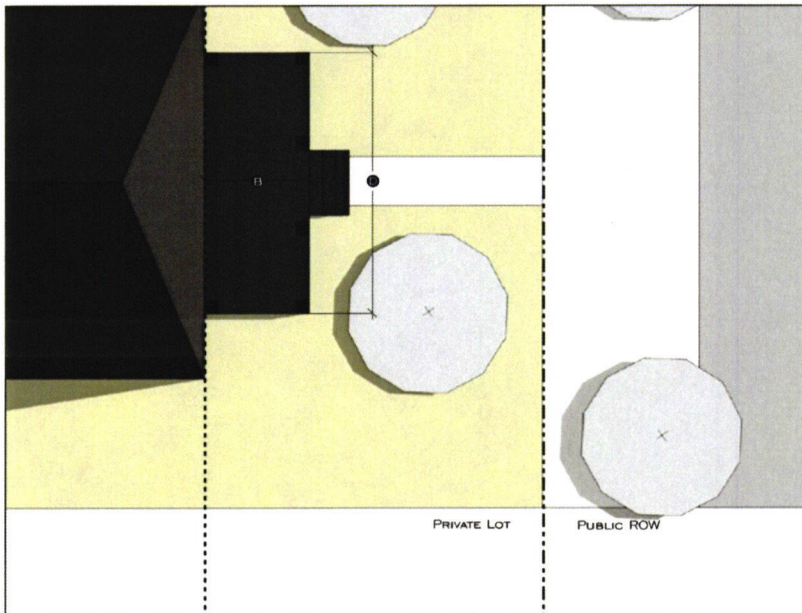
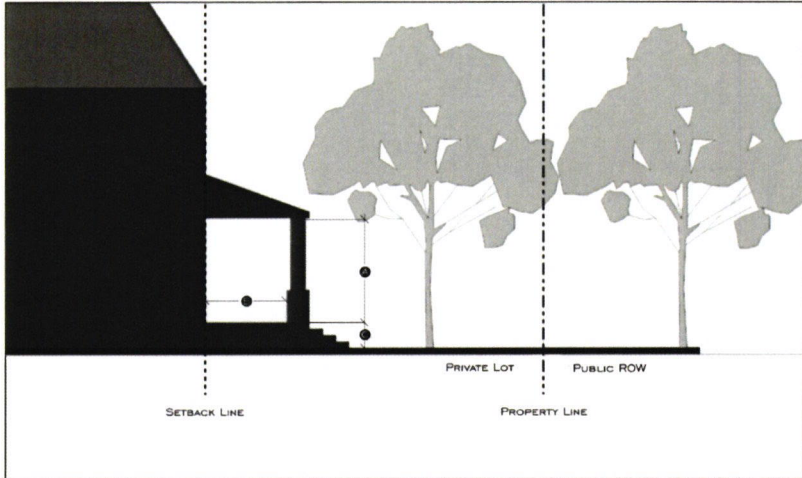
2. Common Yards shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.B. Porch

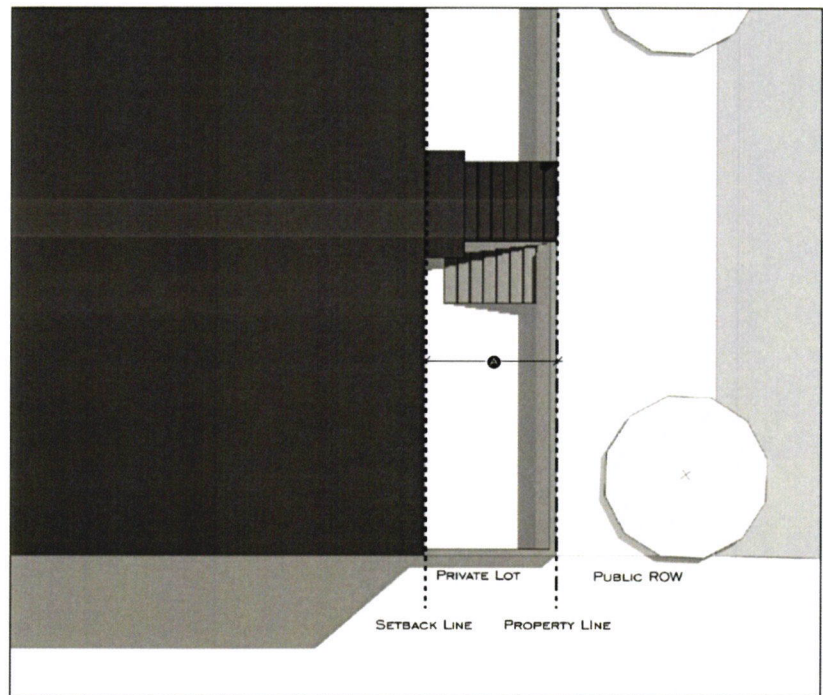
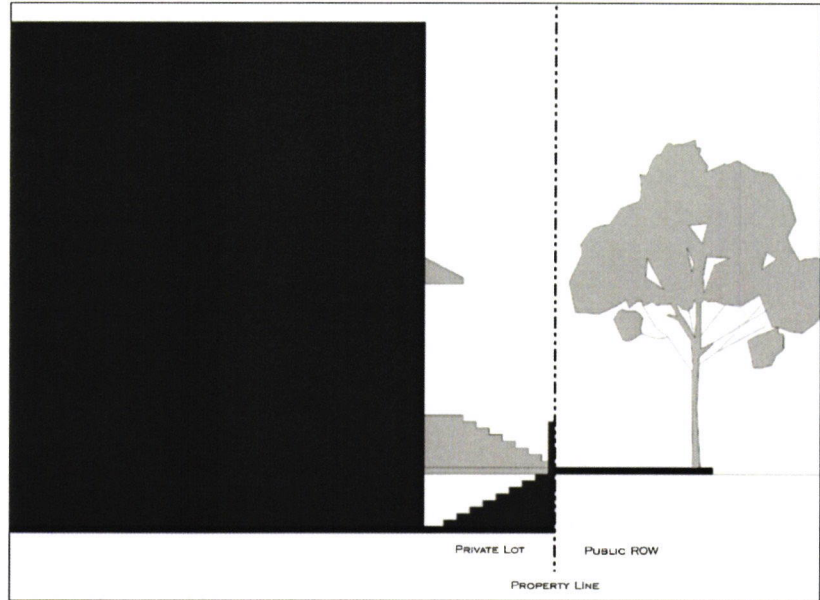
- 1.** This frontage type is characterized by a facade which is set back from the property line with a front yard, and by a porch which is appended to the front facade (the porch may encroach into the front setback).
- 2. (EXAMPLE)** Front porches shall conform to the following standards:
 - a.** Must be a minimum of 10' tall (clear).
 - b.** Must be a minimum of 6' deep (clear).
 - c.** Porch height may range from 1' above grade, to no greater than 3' above grade.
 - d.** Must be a minimum of 10' wide.
 - e.** Fences are permitted within the front setback, but may be no greater than 4' in height.



Article 5 – Form Based Provisions

5.2.050.C. Door Yard/Terrace or Light Court

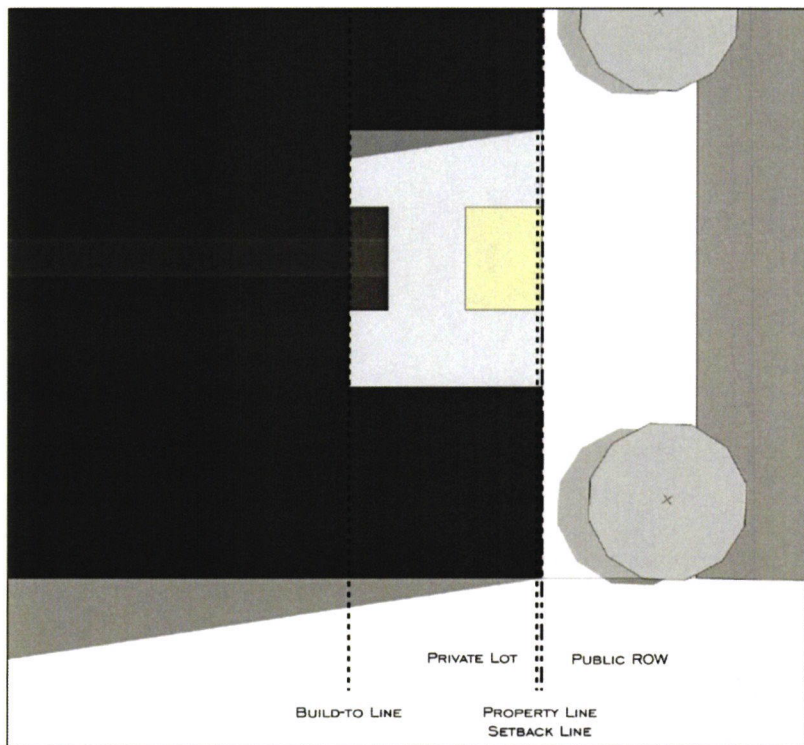
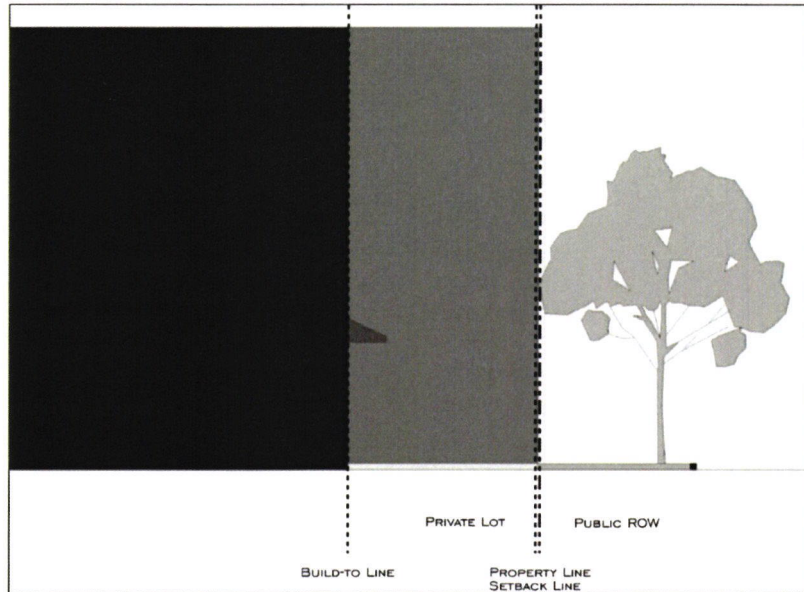
1. A Door Yard/Terrace or Light Court frontage is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. The Door Yard/Terrace or Light Court is suitable for outdoor dining.
2. Door Yard/Terraces or Light Courts shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.D. Courtyard

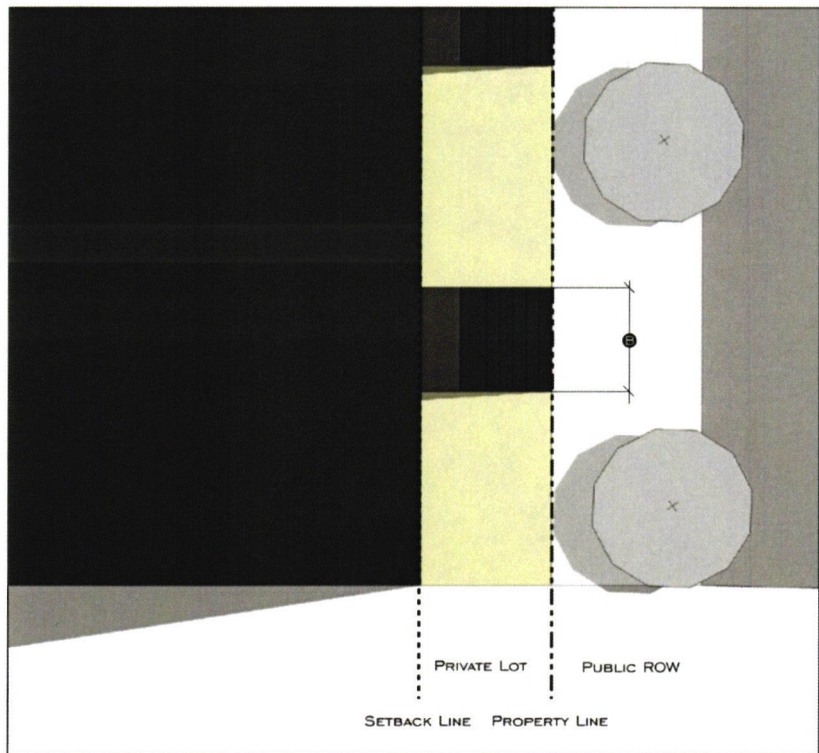
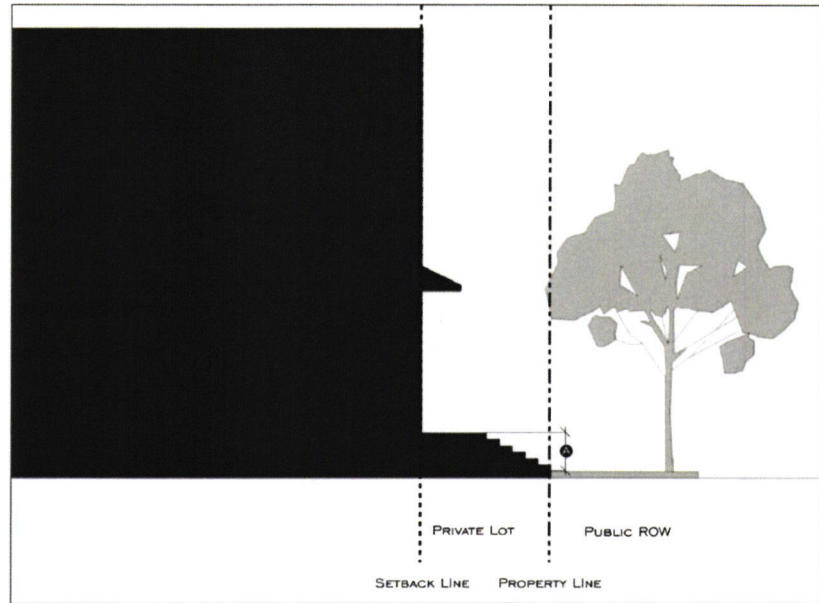
- 1.** A Courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. The Courtyard frontage should be allocated with other frontage types (typically Storefront, Stoop, Gallery, or Arcade). A Courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs. A low fence or wall, with a pedestrian opening in all cases, may be provided along the Setback Line to define the space of the Courtyard. A Courtyard is not covered.
- 2.** Courtyards shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.E. Stoop

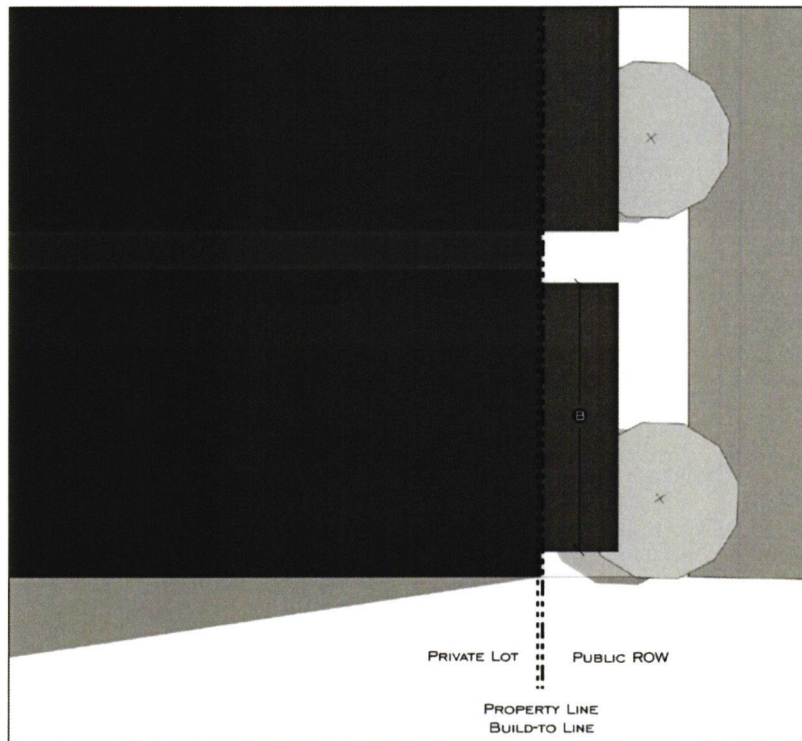
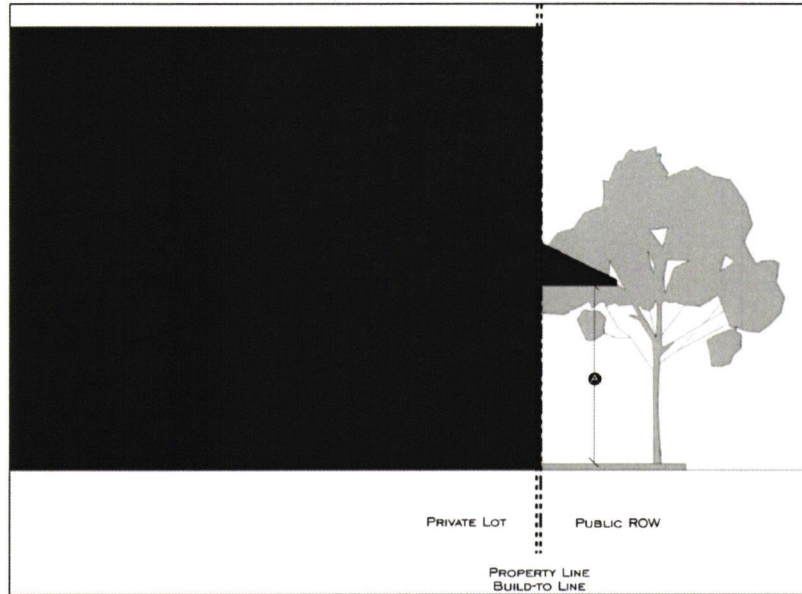
1. A Stoop frontage is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof. The Stoop frontage type is suitable for ground floor residential uses with short setbacks.
2. Stoop frontages shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.F. Storefront

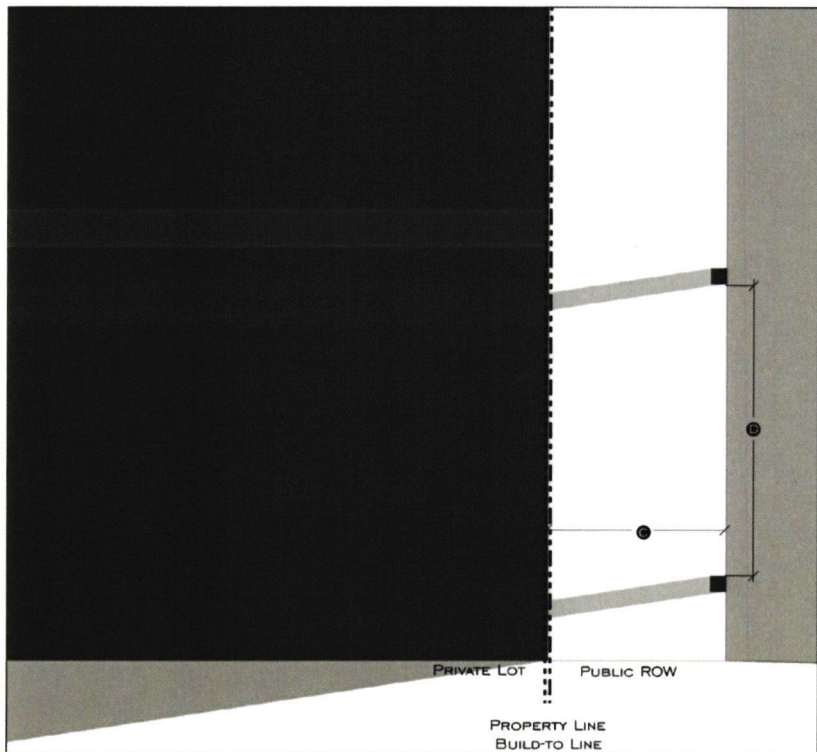
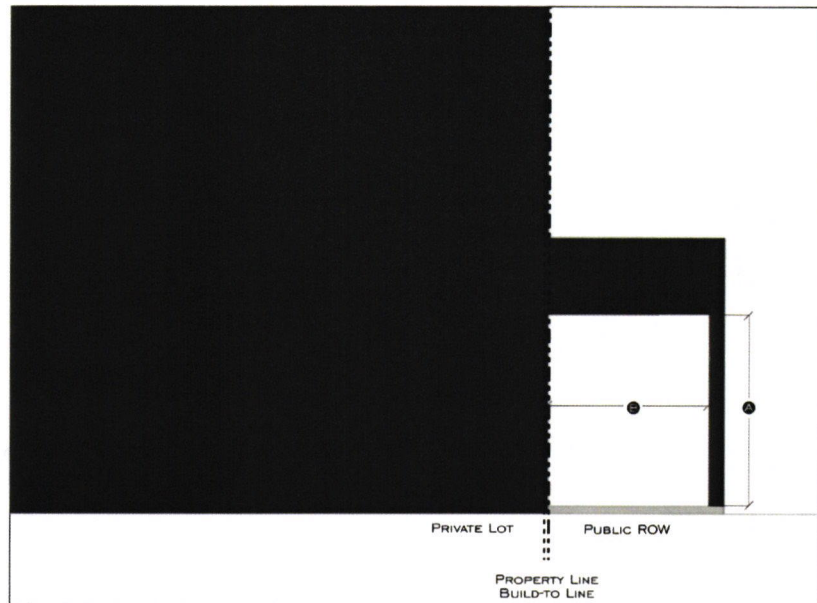
1. Storefront frontage is characterized by a facade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. Storefront frontage has substantial glazing on the ground floor. Storefront frontages are commonly equipped with awnings cantilevered over the sidewalk. Recessed Storefronts are also acceptable.
2. Storefront frontages shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.G. Gallery

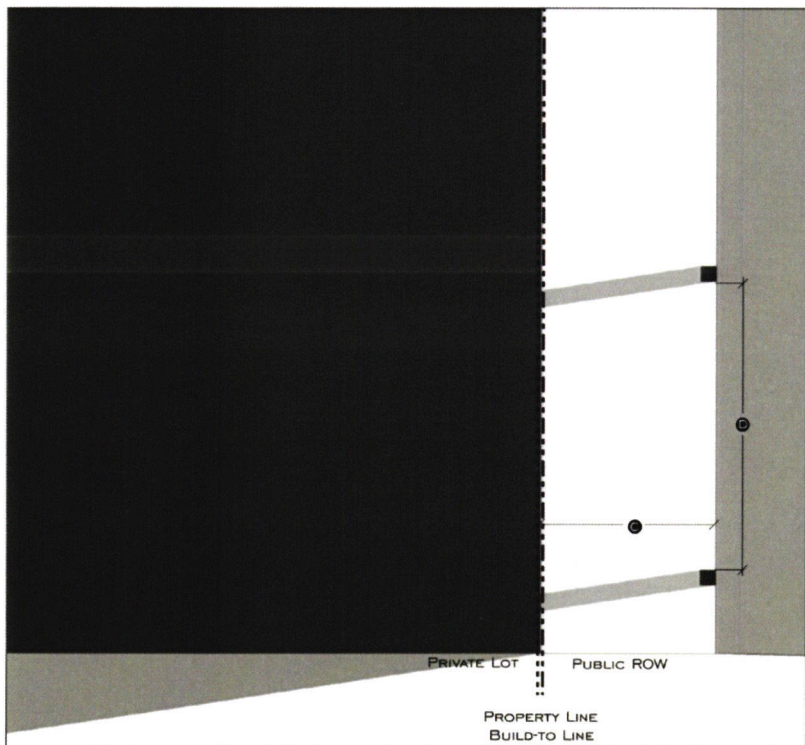
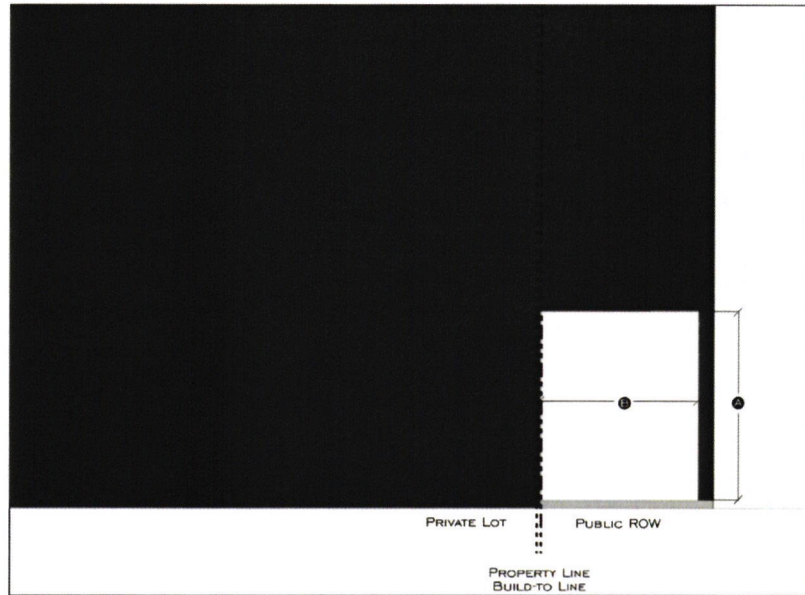
1. A Gallery frontage is characterized by a facade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade and with an attached colonnade that projects over the the public sidewalk and encroaches into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. This frontage is conventional for retail use.
2. Gallery frontages shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.050.H. Arcade

1. An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. This frontage is conventional for retail use.
2. Arcade frontages shall conform to the following standards:



Article 5 – Form Based Provisions

5.2.060 Building Prototypes

The Building Prototypes allowed in one or more of the form based districts as described in the following pages are listed below.

- A. Front Yard House
- B. Side Yard House
- C. Carriage House
- D. Courtyard
- E. Bungalow Court
- F. Side Court Housing
- G. Duplex, Triplex, Quadplex
- H. Mansion
- I. Rowhouse
- J. Live/Work
- K. Stacked Dwelling
- L. Commercial Block

Article 5 – Form Based Provisions

5.2.060. Building Prototypes

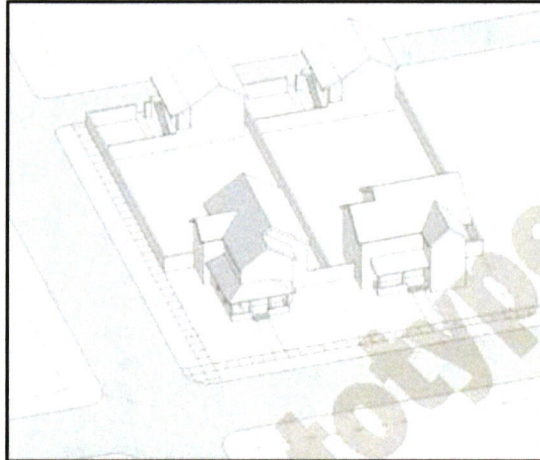
5.2.060.A. Front Yard House

1. Description

A detached building designed as a single dwelling unit. A Front Yard House is accessed from the sidewalk adjacent to the street build-to line.

2. Zones where Applicable

3. Standards



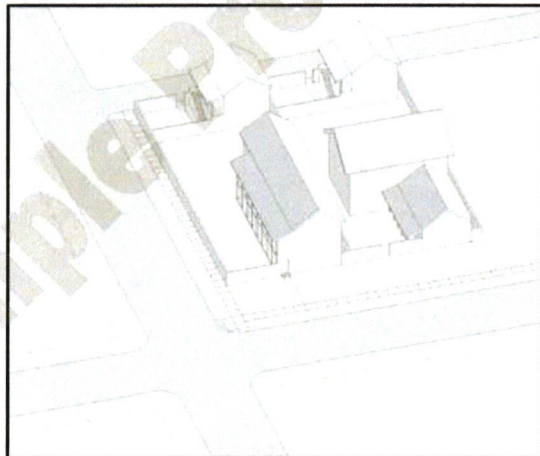
5.2.060.B Side Yard House

1. Description

A detached building designed as a single dwelling unit. A Side Yard House is flanked by a side yard accessed via a walkway parallel to the yard area.

2. Zones where Applicable

3. Standards



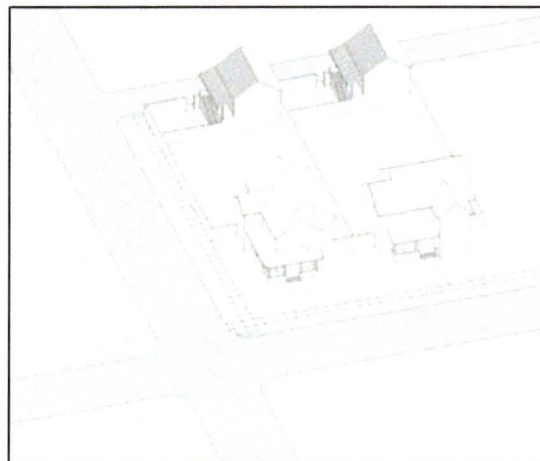
5.2.060.C. Carriage House

1. Description

A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses typically abut an alley at the rear of a lot that also includes a front yard or side yard house.

2. Zones where Applicable

3. Standards



Article 5 – Form Based Provisions

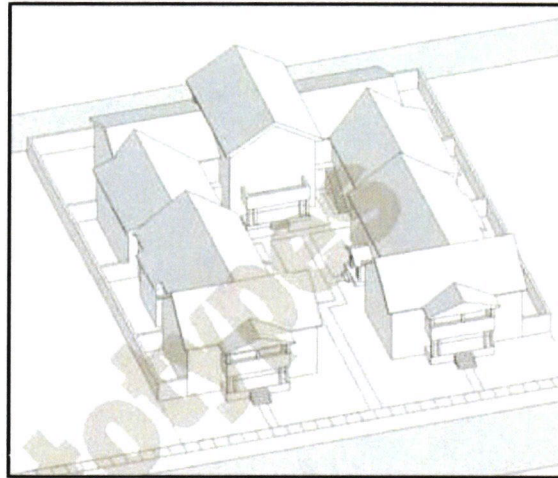
5.2.060.D. Courtyard

1. Description

A group of dwelling units arranged to share one or more common courtyards. Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm.

2. Zones where Applicable

3. Standards



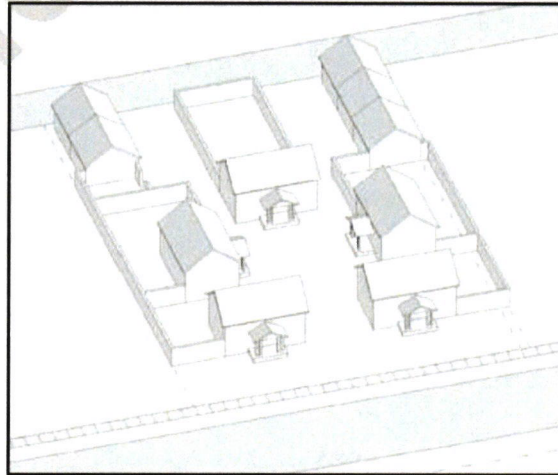
5.2.060.E. Bungalow Court

1. Description

Four or more detached houses or duplexes arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street.

2. Zones where Applicable

3. Standards



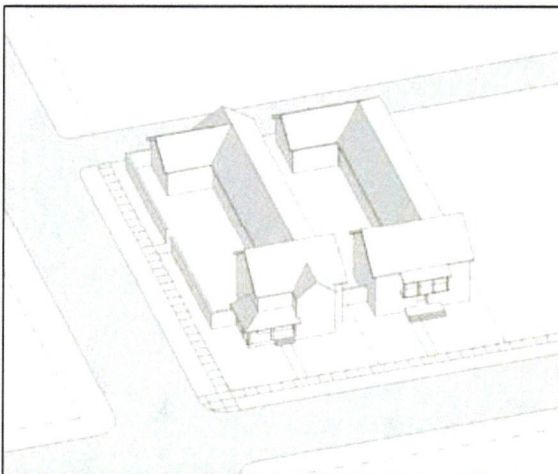
5.2.060.F. Side Court Housing

1. Description

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard.

2. Zones where Applicable

3. Standards



Article 5 – Form Based Provisions

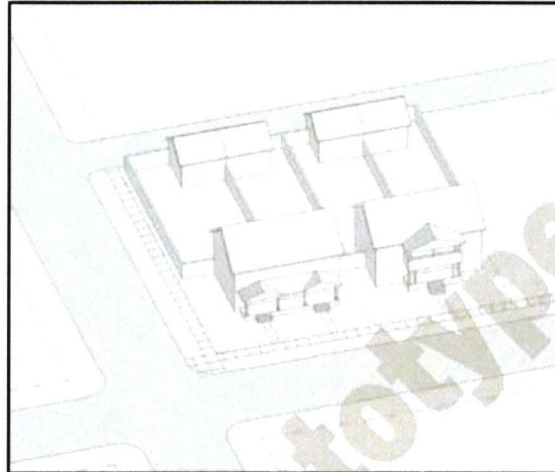
5.2.060.G. Duplex, Triplex, Quadplex

1. Description

A building containing two, three, or four dwelling units. Each dwelling is individually accessed directly from the street.

2. Zones where Applicable

3. Standards



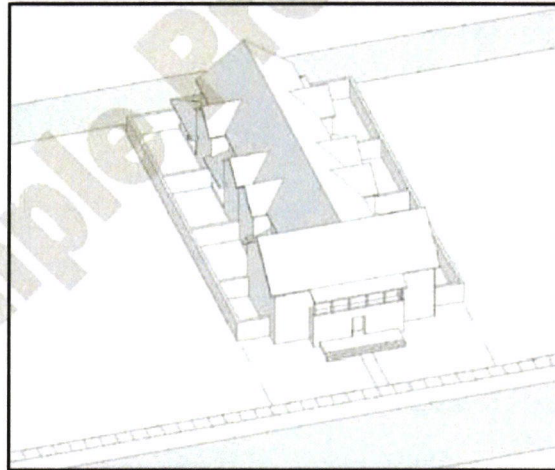
5.2.060.H. Mansion

1. Description

A detached building with the appearance from the street of a large house which contains more than four dwellings. Each dwelling is individually accessed from a central lobby, which in turn is accessed directly from the street.

2. Zones where Applicable

3. Standards



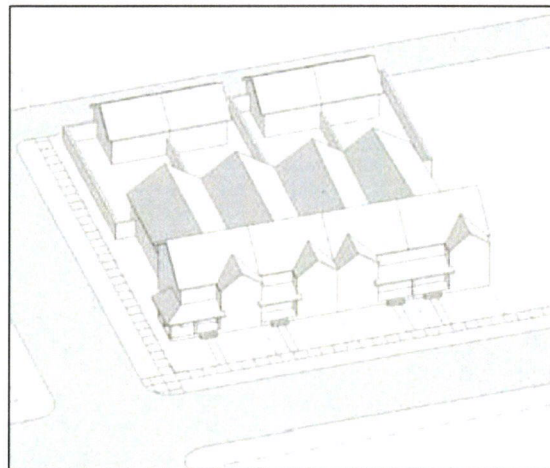
5.2.060.I. Rowhouse

1. Description

Two or more attached two or three-story dwellings with zero side yard setbacks.

2. Zones where Applicable

3. Standards



Article 5 – Form Based Provisions

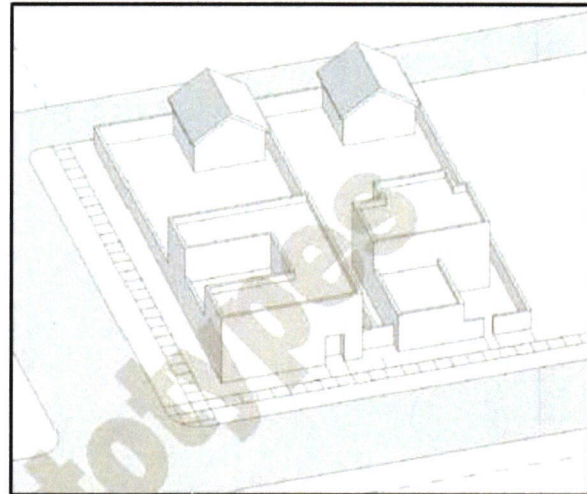
5.2.060.J. Live/Work

1. Description

An integrated housing unit and working space occupied and utilized by a single household in a structure, wither single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor.

2. Zones where Applicable

3. Standards



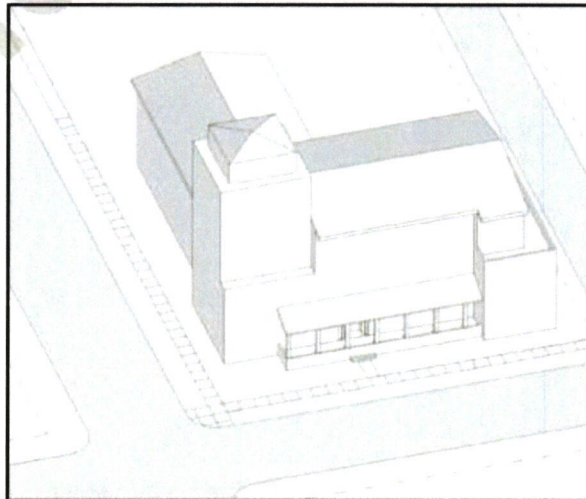
5.2.060.K. Stacked Dwelling

1. Description

An exclusively residential building comprised of flats and/or other dwelling units above or below, and not meeting the requirements of any other building type herein. This building type must be located within a mixed-use development project. The residential units within the Stacked Dwelling shall comprise no more than 30% of the project's total dwelling unit count.

2. Zones where Applicable

3. Standards



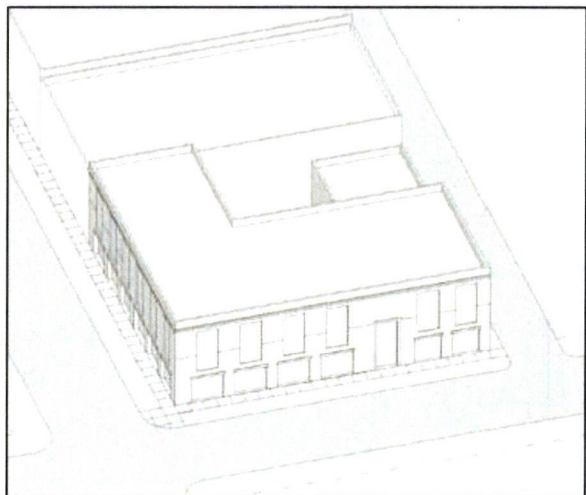
5.2.060.L. Commercial Block

1. Description

A building designed for occupancy by retail, service, and /or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units.

2. Zones where Applicable

3. Standards



Chapter 5.3 Village Center Zone Standards

Sections in this Chapter

5.3.010 Zone Characteristics

5.3.020 Connectivity and Density

5.3.020 Building Placement

5.3.030 Building Profile and Type

5.3.040 Special Parking Provisions

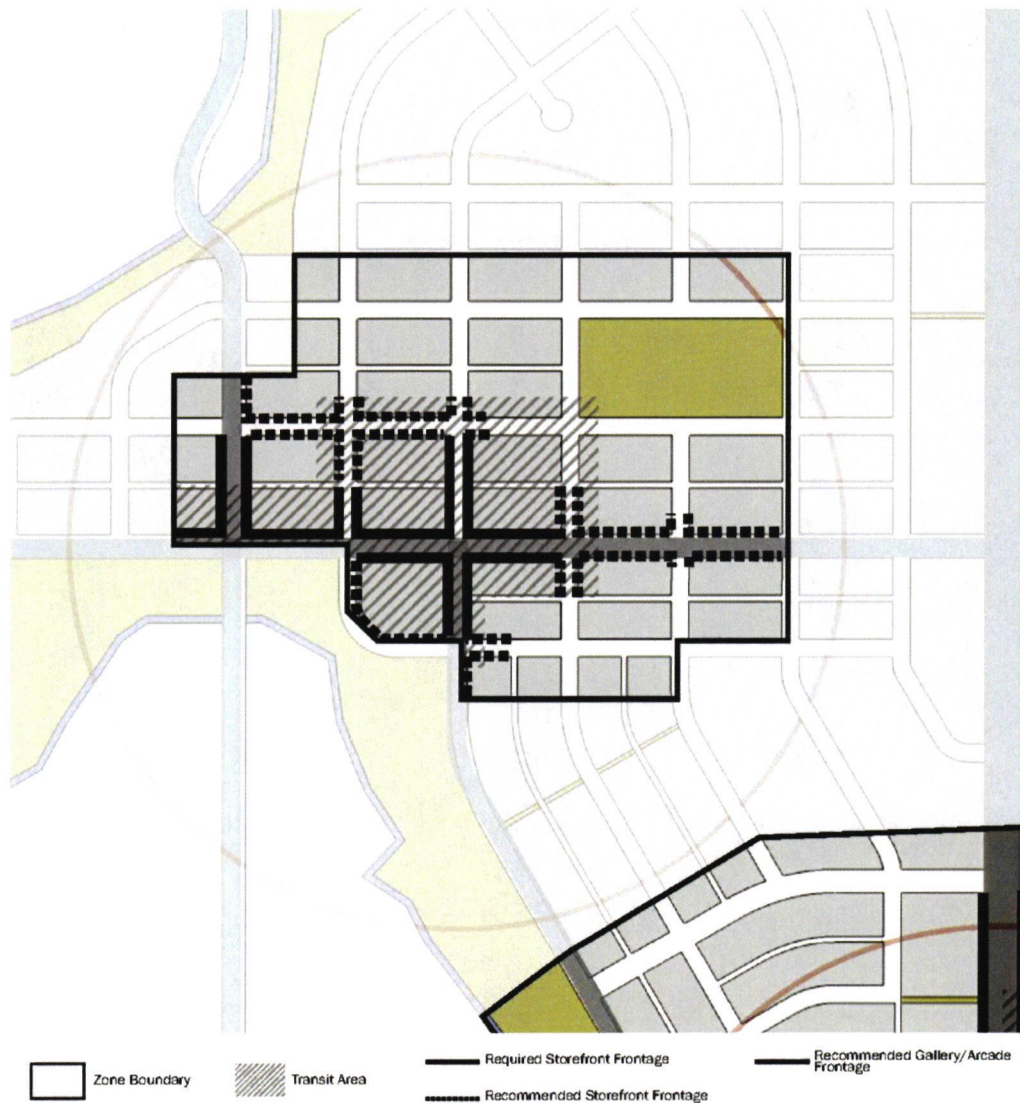
Draft Zoning Code Notes:

How is this Chapter different than the current Zoning Code?

This new Chapter introduces the Village Center Zone to accommodate activity centers within close walking proximity to neighborhoods and to provide local serving commercial opportunities consistent with the General Plan. Special form based zoning provisions are established for connectivity and density, building placement, building profile and type, and parking..

Article 5 – Form Based Provisions

Figure 5.3.000–1 Regulating Plan: Village Center Zone Transit Areas and Frontages shown on prototypical map



Article 5 – Form Based Provisions

5.3.010. Zone Characteristics

The purpose of this zone is to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. A network of sidewalks, bicycle trails and transit routes provide easy non-vehicular access to these centers. Buildings within this zone are appropriately scaled to fit in the neighborhood context. Buildings are placed close to the public sidewalk and plazas and small parks are provided to encourage the active use of public spaces and pedestrian activity. Parking is provided on-street, in small lots and/or located behind or to the side of buildings. Transit supportive development is encouraged when located in proximity to a transit station.

This zone is most appropriate for:

- Neighborhood serving commercial (grocery stores, drug stores, dry cleaners, coffee shops, etc.)
- Community centers
- Public /Quasi public uses that incorporate community gathering places
- Public/Quasi public uses without gathering places (as secondary uses)
- Office uses (as secondary uses)
- Medium density residential (as secondary uses, 6.1 to 18.0 units per acre)

INSP. PHOTO

Figure 5.3.010–1 Photo

INSP. PHOTO

Figure 5.3.010–2 Photo

INSP. PHOTO

Figure 5.3.010–3 Photo

Article 5 – Form Based Provisions

5.3.020. Connectivity and Density Requirements

Table 5.3.020-1

Connectivity		Transit Area
Max block length	400 ft	400 ft
Max block perimeter	1,500 ft	1,500 ft
Max pedestrian block length	350 ft	350 ft
Residential density		
Min density	6.1 du/acre	6.1 du/acre
Max density	18 du/acre	18 du/acre

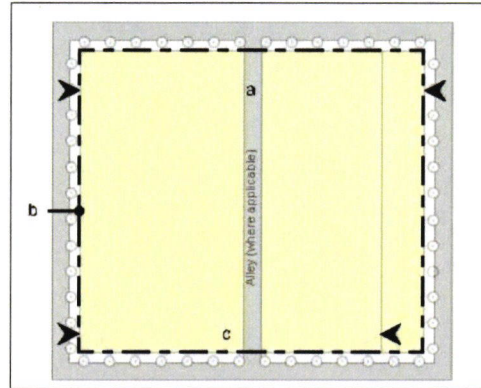


Figure 5.3.0xx-1 Connectivity diagram

- a. Maximum block length
- b. Maximum block perimeter
- c. Maximum pedestrian block length

Article 5 – Form Based Provisions

5.3.030. Building Placement Requirements

Table 5.3.030-1

Transit Area		
Primary building setback (build-to line)		
Front yard	10 ft min 20 ft max	0 ft min 10 ft max
Side yard	5 ft min	0 ft min
Side street	10 ft min 10 ft max	0 ft min
Rear yard and alley	5 ft min	0 ft min
Courtyard	20 ft max	20 ft max
Accessory building placement		
Front yard	30 ft min	30 ft min
Side street	10 ft min 10 ft max	0 ft min
Side yard	5 ft min	5 ft min
Rear yard and alley	5 ft min	5 ft min
Minimum building frontage		
	50%	60%
Lot coverage		
	50% max	50% min

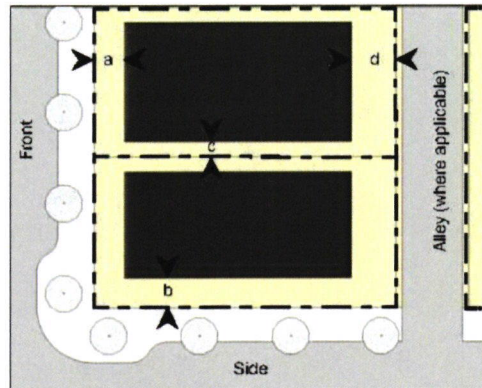


Figure 5.3.030-1

Primary building setback diagram

- a. Front yard setback
- b. Side street setback
- c. Side yard setback
- d. Rear yard and alley setback
- e. Maximum courtyard setback

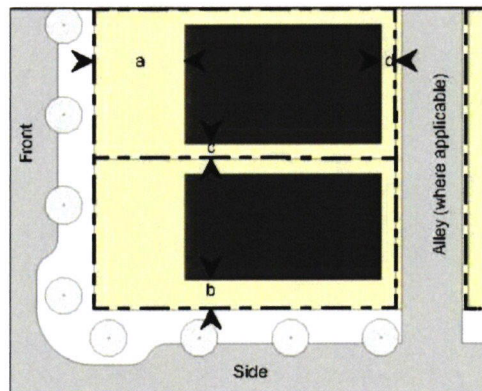


Figure 5.3.030-2

Accessory building setback diagram

- a. Front yard setback
- b. Side street setback
- c. Side yard setback
- d. Rear yard and alley setback

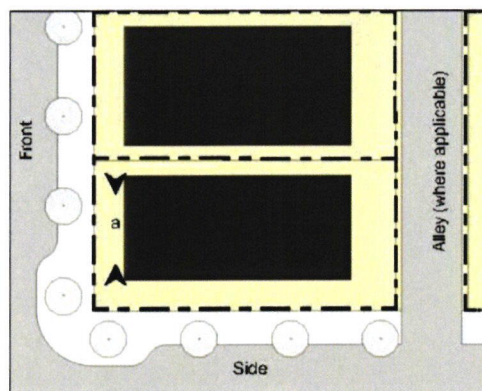


Figure 5.3.030-3

Minimum building frontage diagram

- a. Minimum building frontage

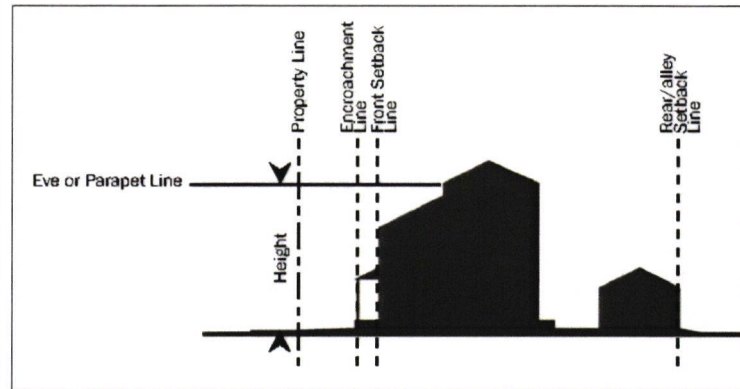
Article 5 – Form Based Provisions

5.3.040. Building Profile and Type Requirements

Table 5.3.040-1

<i>Transit Area</i>		
Building height		
Minimum height	none	20 ft
Maximum height	45 ft	60 ft
Encroachments	see "Streetscapes"	see "Streetscapes"
Frontage Types	Common Yard Porch Door Yard/ Terrace Light Court Stoop Storefront	Door Yard/ Terrace Light Court Stoop Storefront
Canopies	see "Frontages" for dimensions	see "Frontages" for dimensions
Awnings	see "Frontages" for dimensions	see "Frontages" for dimensions
Building prototypes	list prototypes allowed	list prototypes allowed
Architectural Styles	list styles allowed	list styles allowed

Figure 5.3.040-1 Building height diagram



Article 5 – Form Based Provisions

5.3.050. Special Parking Provisions

Table 5.3.050-1

Transit Area		
Parking placement		
Front yard setback	Rear 50% of lot	Rear 50% of lot
Side yard setback	0 ft min	0 ft min
Side street setback	10 ft min (with alley) 15 feet min (no alley)	5 ft min
Rear yard and alley setback	5 ft min	5 ft min
Access		
Max driveway width	20 ft	20 ft
Required Spaces		
Commercial uses		
Residential uses		

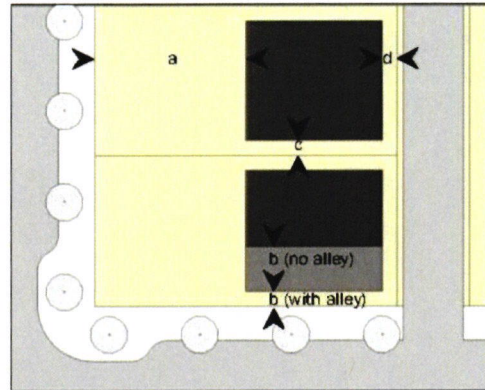


Figure 5.3.050-1
Parking placement

- a. Front yard setback
- b. Side street setback
- c. Side yard setback
- d. Rear yard and alley setback

Chapter 5.4 Local Town Center Zone Standards

Sections in this Chapter

5.4.010 Zone Characteristics

5.4.020 Connectivity and Density

5.4.020 Building Placement

5.4.030 Building Profile and Type

5.4.040 Special Parking Provisions

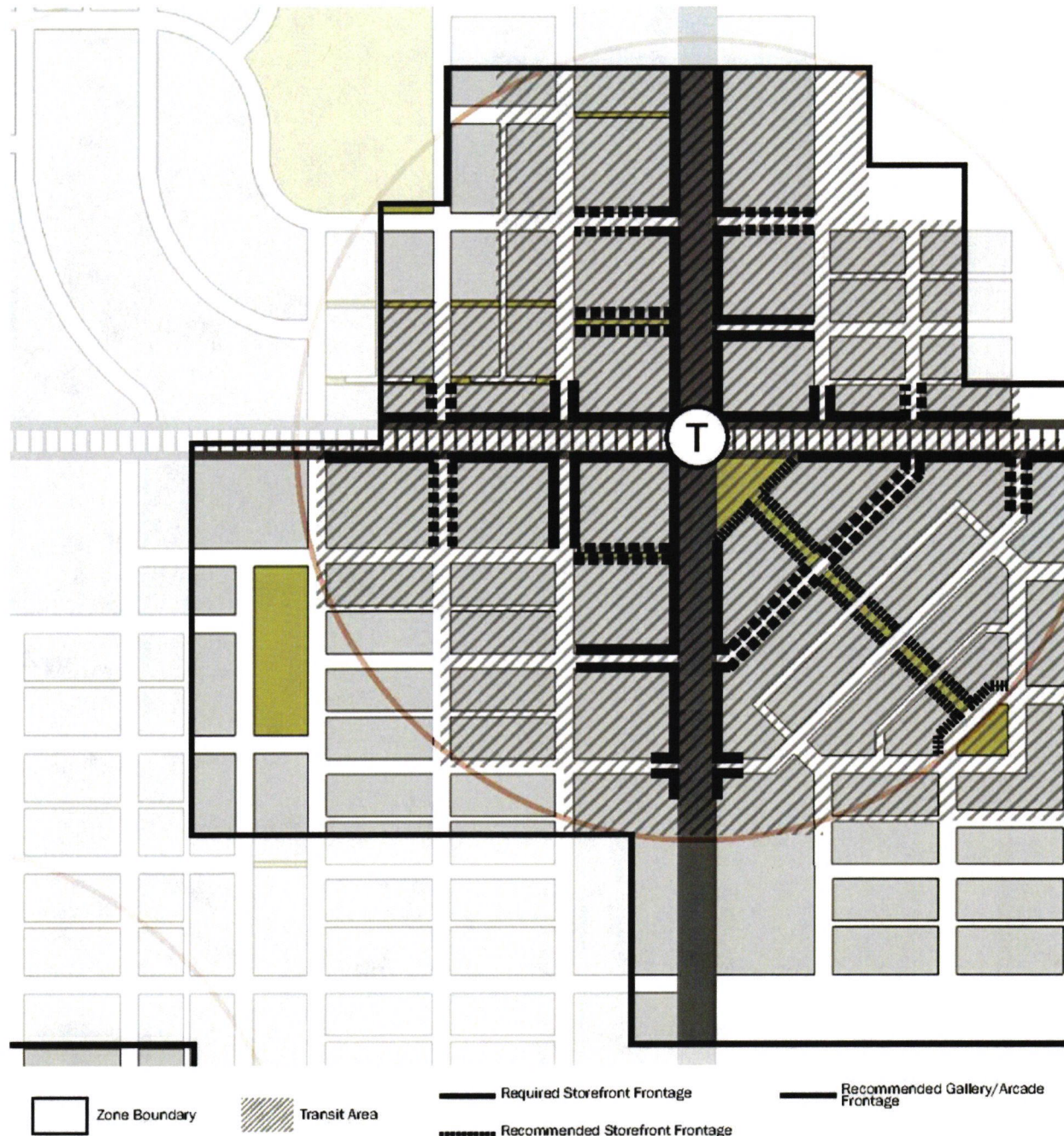
Draft Zoning Code Notes:

How is this Chapter different than the current Zoning Code?

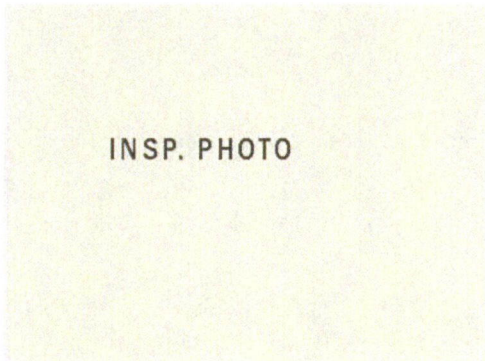
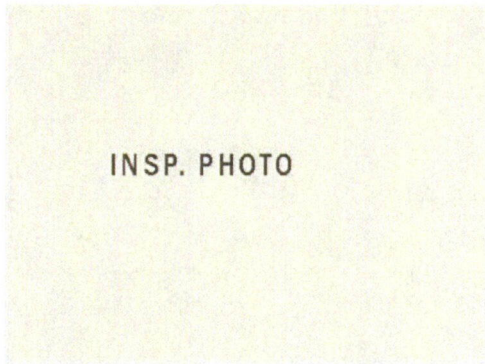
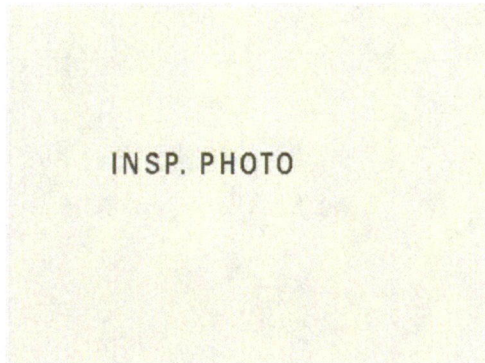
The Code introduces the Town Center Zone to accommodate activity that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the City's community building blocks concept of the General Plan.

Article 5 – Form Based Provisions

Figure 5.4.000–1 Regulating Plan: Local Town Center Zone Transit Area and Frontages shown on prototypical map



Article 5 – Form Based Provisions



5.4.010. Zone Characteristics

The purpose of this zone is to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the City's community building block concept of the General Plan. Nightlife is an important component of this district. An extensive network of sidewalks, bicycle trails and transit routes will connect these centers to the neighborhoods. The local town centers created within this zone will provide pedestrian-oriented gathering places. When located near transit stations (light rail or BRT) the intensity of development will increase and character of development will shift to a greater mix of uses to support transit service.

This zone is most appropriate for:

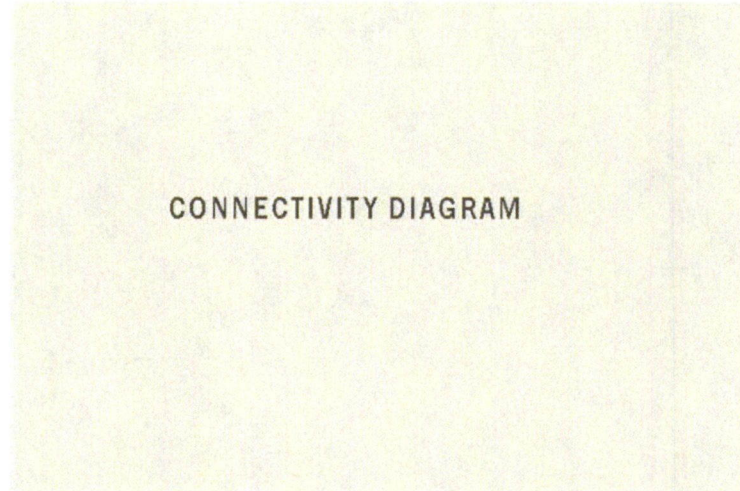
- District level commercial (retail services, restaurants, etc.)
- Moderate sized entertainment venues
- Uses that facilitate positive evening and nighttime activity
- Office uses (as secondary uses)
- Medium density residential (as secondary uses, 6.1 to 18.0 units per acre)
- High density residential (as secondary uses, 20 to 40 units per acre)
- Transit oriented development when adjacent to fixed station locations

Article 5 – Form Based Provisions

5.4.020. Connectivity and Density Requirements

Table 5.4.020-1

Connectivity		Transit Area
Max block length	600 ft	400 ft
Max block perimeter	2,000 ft	1,500 ft
Residential density		
Min density	6.1 du/acre	20 du/acre
Max density	18 du/acre	40 du/acre



Article 5 – Form Based Provisions

5.4.030. Building Placement Requirements

Table 5.4.030-1

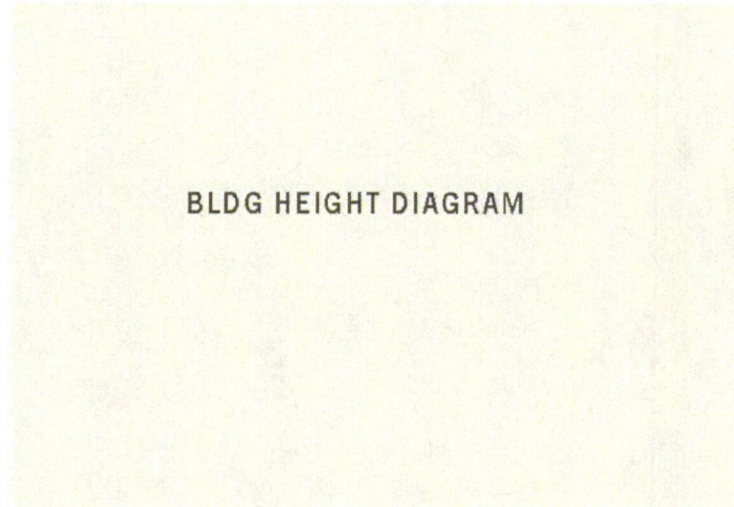
		<i>Transit Area</i>	
Primary building setback (build-to line)			
Front yard	0 ft min 10 ft max	0 ft min 10 ft max	SETBACKS DIAGRAM
Side yard	0 ft min	0 ft min	
Side street setback	0 ft min	0 ft min	
Rear yard and alley	0 ft min	0 ft min	
Courtyard	20 ft	20 ft	
Accessory building placement			
Front yard	na	na	ACCESSORY BLDG DIAGRAM
Side yard	na	na	
Rear yard and alley	na	na	
Minimum building frontage	70%	80%	BLDG FRONTAGE AND LOT COVERAGE
Lot coverage	50% min	60% min	

Article 5 – Form Based Provisions

5.4.040. Building Profile and Type Requirements

Table 5.4.040-1

		<i>Transit Area</i>
Building height		
Minimum height	20 ft min	20 ft min
Maximum height	65 ft max	65 ft max
Encroachments		
	see "Streetscapes"	see "Streetscapes"
Frontage Types		
	Door Yard/ Terrace Light Court Courtyard Stoop Storefront Gallery Arcade	Door Yard/ Terrace Light Court Courtyard Stoop Storefront Gallery Arcade
Canopies	see "Frontages" for dimensions	see "Frontages" for dimensions
Awnings	see "Frontages" for dimensions	see "Frontages" for dimensions
Building prototypes		
	list prototypes allowed	list prototypes allowed
Architectural Styles		
	list styles allowed	list styles allowed

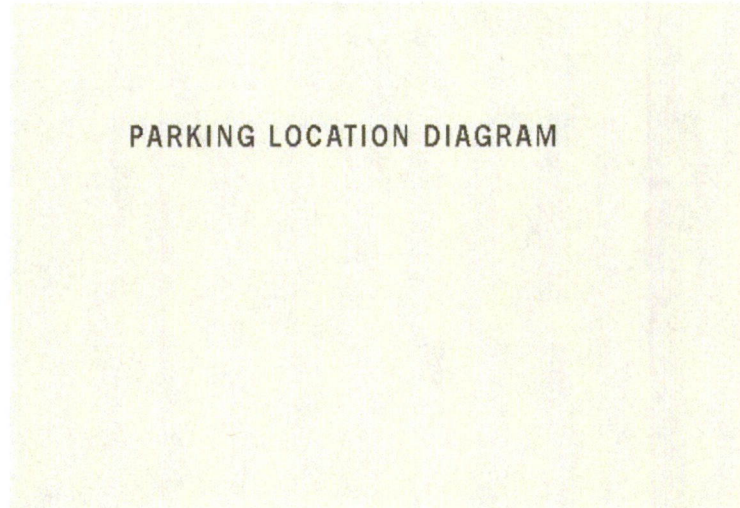


Article 5 – Form Based Provisions

5.4.050. Special Parking Provisions

Table 5.4.050-1

		Transit Area
Parking placement		
Front yard setback	Rear 75% of lot	Rear 75% of lot
Side yard setback	0 ft min	0 ft min
Side street setback	5 ft min	5 ft min
Rear yard and alley setback	5 ft min	5 ft min
Access		
Max driveway width	24 ft	24 ft
Required Spaces		
Com. uses		
Res. uses		



Chapter 5.5 Regional Town Center Zone Standards

Sections in this Chapter

5.5.010 Zone Characteristics

5.5.020 Connectivity and Density

5.5.020 Building Placement

5.5.030 Building Profile and Type

5.5.040 Special Parking Provisions

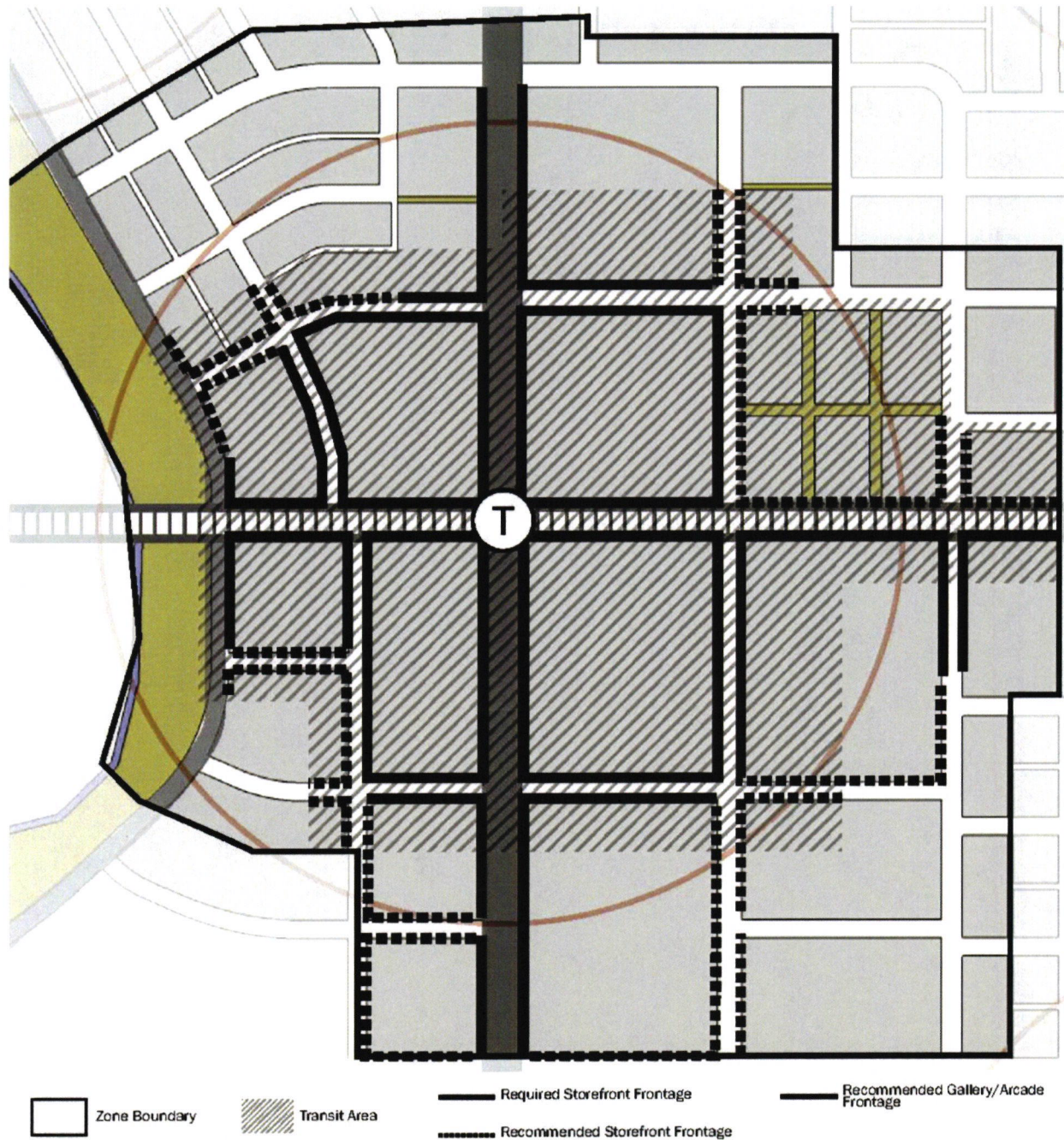
Draft Zoning Code Notes:

How is this Chapter different than the current Zoning Code?

The Code introduces the Regional Center Zone to provide centers that accommodate regional serving retail, office and residential uses that provide a vibrant mixed use setting that fosters positive day and nighttime activity.

Article 5 – Form Based Provisions

Figure 5.5.000–1 Regulating Plan: Regional Town Center Zone Transit Area and Frontages shown on prototypical map



Article 5 – Form Based Provisions

INSP. PHOTO

5.5.010. Zone Characteristics

The purpose of this zone is to provide locations for regional serving retail, office and residential uses that provide a vibrant mixed use setting that fosters positive day and nighttime activity. Development may feature dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods. Mixed use development can be designed horizontally (e.g. a grocery store next to a residential building) or vertically (e.g. a grocery store as the ground floor use with residential units above). Design characteristics include public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants.

This zoning is most appropriate for:

- Large regional commercial establishments (retail stores, restaurants, entertainment venues and other city-wide serving retail).
- Moderate to large entertainment venues.
- Office uses (primary or secondary uses)
- Medium density residential (6.1 to 18 units per acre)
- High density residential (20.1 to 20 units per acre)
- High density residential with transit bonus (20.1 to 80 units per acre)
- Transit oriented developments when adjacent to fixed station locations

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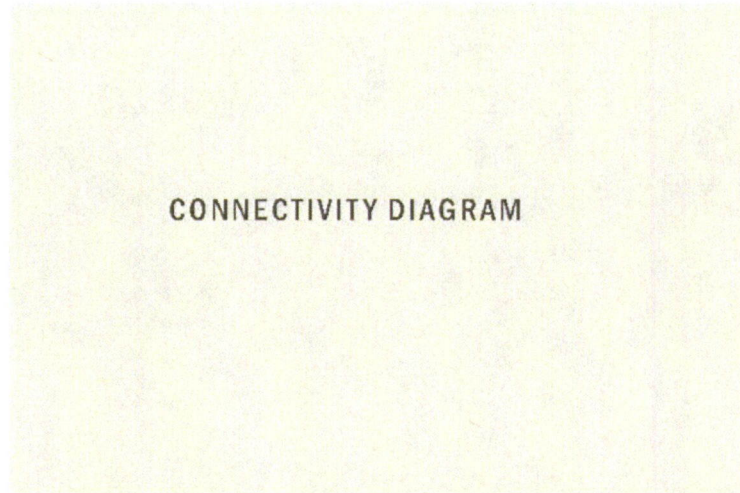
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Article 5 – Form Based Provisions

5.5.020. Connectivity and Density Requirements

Table 5.5.020-1

Connectivity		<i>Transit Area</i>
Max block length	660 ft	600 ft
Max block perimeter	2,640 ft	2,000 ft
Residential density		
Min density	6.1 du/acre	20.1 du/acre
Max density	20 du/acre	80 du/acre



Article 5 – Form Based Provisions

5.5.030. Building Placement Requirements

Table 5.5.030-1

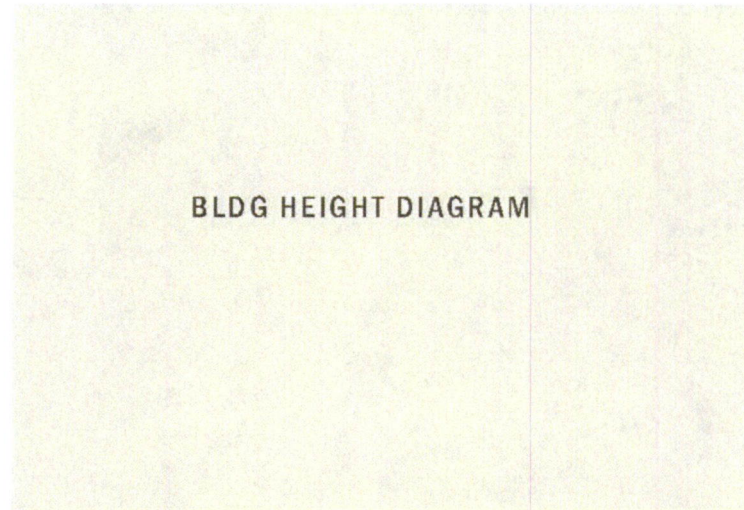
		Transit Area	
Primary building setback (build-to line)			
Front yard	0 ft min 10 ft max	0 ft min 10 ft max	SETBACKS DIAGRAM
Side yard	0 ft min	0 ft min	
Side street setback	0 ft min	0 ft min	
Rear yard and alley	0 ft min	0 ft min	
Courtyard	20 ft	20 ft	
Accessory building placement			
Front yard	na	na	ACCESSORY BLDG DIAGRAM
Side yard	na	na	
Rear yard and alley	na	na	
Minimum building frontage	70%	70%	BLDG FRONTAGE AND LOT COVERAGE
Lot coverage	50% min	60% min	

Article 5 – Form Based Provisions

5.5.040. Building Profile and Type Requirements

Table 5.5.040-1

		Transit Area
Building height		
Minimum height	20 ft	20 ft
Maximum height	65 ft	100 ft
Encroachments	see "Streetscapes"	see "Streetscapes"
Frontage Types	Door Yard/ Terrace Light Court Courtyard Stoop Storefront Gallery Arcade	Door Yard/ Terrace Light Court Courtyard Stoop Storefront Gallery Arcade
Canopies	see "Frontages" for dimensions	see "Frontages" for dimensions
Awnings	see "Frontages" for dimensions	see "Frontages" for dimensions
Building prototypes	list prototypes allowed	list prototypes allowed
Architectural Styles	list styles allowed	list styles allowed

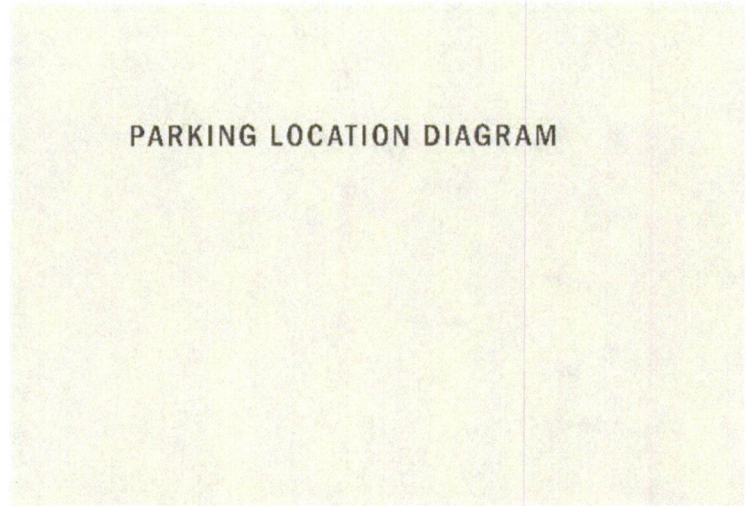


Article 5 – Form Based Provisions

5.5.050. Special Parking Provisions

Table 5.5.050-1

		Transit Area
Parking placement		
Front yard setback	Rear 75% of lot	Rear 75% of lot
Side yard setback	0 ft min	0 ft min
Side street setback	5 ft min	5 ft min
Rear yard and alley setback	5 ft min	5 ft min
Access		
Max driveway width	24 ft	24 ft
Required Spaces		
Com. uses		
Res. uses		



Article 11 - Definitions

Chapter 11.1 – Land Use Descriptions

Sections in this Chapter

- 11.1.010 Chapter Purpose
- 11.1.020 Residential Uses
- 11.1.030 Agriculture, Resource, and Open Space Uses
- 11.1.040 Recreation, Education, and Public Assembly Uses
- 11.1.050 Utility, Transportation, and Communication Use Listings
- 11.1.060 Retail, Service, and Office Uses
- 11.1.070 Automotive and Vehicle Uses
- 11.1.080 Industrial, Manufacturing, and Processing Uses
- 11.1.090 Special Regulated Uses

Draft Zoning Code Notes:

How is this chapter different from the current Zoning Code?

- 11A. This chapter lists descriptions for all of the land use categories used in Article 4. The previous code did not list all land uses.

11.1.010 Chapter Purpose

The purpose of this Chapter is to provide descriptions for each of the land use categories used in this Title. Descriptions are grouped by general category on the basis of function, product, or compatibility characteristics as used in Chapter 4 (Zoning Districts, Allowable Uses, and General Development Standards).

11.1.020 Residential Uses

Adult Day Care Home. Defined by State law as the provision of non-medical care to six or fewer adults, including seniors, in the providers own home, for a period of less than 24-hours at a time. Homes serving more than six adults are included in an Adult Day Care Facility.

Caretaker Housing. A residence that is accessory to a site with a non-residential primary use, that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Dwelling, Multi-Family. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent

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provisions for living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single Family. A building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-Family. An attached building (e.g. duplex) designed for occupancy by **two families** living independently of each other, where both dwellings are located on a single lot. For the purposes of this Title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units (see Dwelling, Second Unit).

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Employee Housing. Property used temporarily or seasonally for the residential use of five or more unrelated persons/families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. Concurrent with the previous definition, employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle.

Family Day Care Home, Large. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Family Day Care Home, Small. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

Group Residential. Shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential

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hotels, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant, where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

Guest House. A detached structure accessory to a single family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

Home Occupations. The conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g. carpentry, light welding, print shop, artist studio); and
- Office space.

Manufactured Home. The California Health and Safety Code, Section 18007, defines a manufactured home as a structure that meets the following criteria:

- Transportable in one or more sections;
- When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
- Is built on a permanent chassis;
- Designed to be used as a residential dwelling;
- Erected with or without a permanent foundation when connected to the required utilities;
- Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

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This term shall include any structure which meets all the requirements of this paragraph except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

Mobile Home. A transportable structure, which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of manufactured home and the minimum dimensions for a mobile home are 8 feet wide, 40 feet long, and a total area of 320 square feet.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Residential Care Home. Consistent with the definitions of State law, a residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services, Extended Care."

Transitional Housing. Housing containing sleeping, kitchen, and bathroom facilities that are used to ease the transition of homeless individuals to independent living within 24 months. Usually provided with supportive services to assist in finding and keeping permanent housing.

11.1.030 Agriculture, Resource, and Open Space Uses

Agricultural Tourism. Establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent road-side crop stands or fruit stands.

Animal Husbandry. Raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming,

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and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. . Animal sales, boarding, and grooming are defined separately under Animal Sales and Grooming. Keeping of animals is defined separately under Animal Keeping.

Animal Keeping. Care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 4 (Zoning Districts, Allowable Uses, and General Development Standards). This classification is distinct from Animal Husbandry, Animal Sales and Grooming, and Equestrian Facility (commercial or hobby). Also see Kennels, Commercial, which provides for the boarding of animals (e.g. doggie day-care).

Domestic Pets. Small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).

Exotic Animals. Wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including potbelly pigs, snakes, reptiles, and large tropical birds (including peacocks).

Livestock Animals. Livestock refers to domesticated animals that may be kept or raised in pens, barns, houses, and pastures whether for commercial or private use. Livestock includes, but is not limited to cattle, sheep, swine, goats, equine, and fowl.

Poultry. Domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

Crop Production. Raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise are stored and sold on the site.

Equestrian Facility, Commercial. Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals and paddocks accessory and incidental to these uses.

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Equestrian Facility, Hobby. Stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

Hog Farm, Commercial. Any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In an agricultural and agricultural-residential zoning district, the term hog farm commercial does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see Animal Keeping).

Kennels, Hobby. Facility for the keeping, boarding or maintaining of five or more dogs (four months of age or older), or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, non-commercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

11.1.040 Recreation, Education, and Public Assembly Uses

Cemeteries, Mausoleums. Land used for the burial of the dead, and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see Mortuaries and Funeral Homes.

Clubs, Lodges, and Private Meeting Halls. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; civic, social and fraternal organizations; labor unions and similar organizations political organizations; professional membership organizations and other membership organizations.

Community Centers/Civic Uses. Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden. A site used for growing plants for food, fiber, herbs, flowers, which is shared and maintained by City residents.

Golf Courses/Clubhouse. Golf courses and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities.

Indoor Amusement/Entertainment Facility. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: dance halls and ballrooms and electronic game arcades, as primary uses. Four

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or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, three or less machines are not considered a land use separate from the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs and health clubs. This use does not include special studios not a part of an athletic or health club (e.g. karate studio, dance studio, etc.). Also see Schools Private and Special/Studio.

Libraries and Museums. Public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g. amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately-owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Recreational Vehicle Parks. A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

Religious Institutions. Facility operated by religious organizations for worship, or the promotion of religious activities (e.g. churches, mosques, synagogues, temples) and accessory uses on the same site (e.g. living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (e.g. recreational camp) are classified according to their respective activities.

Resource Protection and Restoration. Activities and management of an area to preserve, re-create and enhance natural resource values such as fish and

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wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

Resource-Related Recreation. Facility related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

Schools, Private and Special/Studio. Includes private educational institutions (e.g. boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments providing for courses by mail or on-line) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, (e.g. fitness training studios, gymnastics instructions and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see Indoor Fitness and Sports Facilities.

Schools, Public. Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

Theaters and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g. civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

11.1.050 Utility, Transportation, and Communication Use Listings

Airport. An airport is a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

Broadcasting and Recording Studios. Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of "Telecommunications Facility."

Bus and Transit Shelters. A small structure designed for the protection and convenience of waiting transit passengers that has a roof and usually two or three sides.

Heliports. A designated, marked area on the ground or the top of a structure where helicopters may land at any time.

Article 11 - Definitions

Fuel Storage and Distribution. A large scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parking Facility. Parking facility is a parking lot of parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the onsite parking requirements for the development are not included in this definition.

Public Safety Facility. Facility operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Telecommunication Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not Telecommunication facilities.

Transit Facilities. Maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems.

Utility Facility and Infrastructure. Includes the following:

- Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.
- Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits.

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11.1.060 Retail, Service, and Office Uses

Adult Day Care Facility. State-licensed facilities that provide non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption.

Ambulance Service. Emergency medical care and transportation, including incidental storage and maintenance of vehicles.

Animal Sales and Grooming. Retail sales of domestic and exotic animals, bathing and trimming services and boarding of said animals for a maximum period of 72 hours conducted entirely within an enclosed building with no outdoor use.

Art, Antique, Collectable. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."

Artisan Shops. Retail stores selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM).

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g. music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast Inns. Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "Hotels and Motels."

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors.

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Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "General Retail Stores," even if they sell some building materials. Also see **Home Improvement Supplies** for smaller specialty stores.

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

- Equipment repair services (except vehicle repair, see "Vehicle Services");
- Commercial art and design (production),
- Computer-related services (rental, repair);
- Copying, quick printing, and blueprinting services (other than those defined as **Printing and Publishing**);
- Equipment rental businesses within buildings (rental yards are "Storage Yards");
- Film processing laboratories,
- Heavy equipment repair services where repair occurs on the client site;
- Janitorial services;
- Mail advertising services (reproduction and shipping);
- Mail box services other "heavy service" business services;
- Outdoor advertising services; and
- Photocopying and photofinishing.

Call Centers. An office equipped to handle a large volume of calls especially for taking orders or servicing customers.

Child Day Care Facility. A State licensed facility which provides non-medical, care, protection and supervision, to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or non-profit child day care facilities includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

Convenience Stores. Easy access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility. Also see **Neighborhood Market** and **Grocery Store/Supermarket** for larger stores or stores oriented towards the daily shopping needs of residents.

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Drive-in and Drive-through Sales and Service. Facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive through coffee, dairy product, photo stores, etc.

Equipment Sales and Rental. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g. construction equipment).

Furniture, Furnishings, and Appliance Stores. Stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and, services, large musical instruments, lawn furniture, movable spas and hot tubs, office furniture, other household electrical and, gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

Garden Center/Plant Nursery. Establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

Grocery Stores/Supermarket. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full service businesses do not typically have limited hours of operation. See separate, but related listings for Neighborhood Market and Convenience Store.

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home oriented supplies. Other retail uses are permitted if accessory to the primary use. These use may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a sub category of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Hotels and Motels. Facility with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc. Also see Bed and Breakfast Inn.

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for

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animals (e.g. Doggie day care) and ancillary grooming facilities. Also see Animal Sales and Grooming.

Maintenance and Repair, Small Equipment. Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Medical Services, General. Facility primarily engaged in providing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including: medical and dental laboratories, medical, dental and psychiatric offices, out-patient care facilities, other allied health service. Counseling services by other than medical doctors or psychiatrists are included under "Offices."

Medical Services, Extended Care. Residential facilities providing nursing and health related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."

Medical Services, Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Retail - Accessory") and emergency heliports.

Mortuaries and Funeral Homes. Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Neighborhood Market. A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see Grocery Store/Supermarket. Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

Offices, Accessory. Offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single use development or the combined floor area of an integrated development for a mixed use project.

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Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g. insurance companies, utility companies), government agency and service facilities (e.g. post office, civic center), professional offices (e.g. accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g. advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services"), temporary offices (see Chapter 7.8, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see ~~Offices~~ ~~Accessory~~). Outdoor storage of materials is prohibited.

Personal Services. Establishments providing non-medical services as a primary use, including, but not limited to barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

Residential Care Facility. Consistent with the definitions of State law, a residential care facility is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

Restaurants. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail, Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed or manufactured on site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single use development or the combined floor area of an integrated development in a mixed use project.

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Retail, General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site, sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only; outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Retail, Warehouse Club. Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Veterinary Facility. Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

11.1.070 Automotive and Vehicle Uses

Auto Vehicle Dismantling. Establishment for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of Auto and Vehicle Sales, Wholesale.

Auto and Vehicle Sales and Rental. Retail establishments selling and/or renting automobiles, trucks and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail - General"), tire recapping establishments (see "Vehicle Services"), businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"), or "Service Stations," all of which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under Auto and Vehicle Sales and Rental.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreation vehicles. Does not include vehicle dismantling (see

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~~Auto Vehicle Dismantling~~ or retail sales (see ~~Auto and Vehicle Sales, Wholesale~~).

Auto Parts Sales. Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."

Car Washing and Detailing. Permanent, drive-through, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

Service Station. A retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under ~~Vehicle Services~~ ~~Minor~~.

Vehicle Services – Major. The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work - repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling - Scrap and Dismantling Yards."

11.1.080 Industrial, Manufacturing, and Processing Uses

Agricultural Products Processing. The act of changing an agricultural crop after harvest, from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

Manufacturing, Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent

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site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see ~~Manufacturing, Minor~~ and ~~Manufacturing, Small Scale~~.

Manufacturing, Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see ~~Manufacturing, Major~~ and ~~Manufacturing, Small Scale~~.

Manufacturing, Small Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. Also see ~~Manufacturing, Major~~ and ~~Manufacturing, Minor~~.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals, and establishments manufacturing business forms and binding devices. Does not include ~~Quick printing~~ services or desktop publishing which are included in ~~Business Support Services~~.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials. This also includes so-called ~~reverse vending machines~~- automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container's redemption value as determined by the State.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of

Article 11 - Definitions

recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see ~~Auto Vehicle Dismantling~~ for related use for automobiles.

Research and Development. Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see ~~Offices~~ ~~Business and Professional~~), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Clinics and Labs").

Storage, Warehouse. Facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").

Storage, Personal Storage Facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Storage, Yards. The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

11.1.090 Special Regulated Uses

Card Rooms. A gambling establishment that offers card games for play by the public.

Check Cashing Business. An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally

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chartered bank, savings association, credit union or similar financial institution (see Banks and Financial Services).

Massage Parlor. Establishment where customers can receive a massage.

Pawn Shop. Consistent with Section 4.30.010 of the City Municipal Code, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges; or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Sexually Oriented Business. Those uses defined and regulated by Sexually Oriented Business Chapter (7.13).

Smoke Shops. An establishment that either devotes more than 15 percent of its total floor area to smoking, drug, and/or tobacco paraphernalia or devotes more than a two foot by four foot (two foot in depth maximum) section of shelf space for display for sale of smoking, drug, and/or tobacco paraphernalia.

Tattoo Parlors. Any establishment that engages in the business of tattooing and/or branding human beings.

Thrift Store. A retail establishment selling second-hand goods donated by members of the public.

**Rancho Cordova Zoning Code
Joint Study Session**
November 27, 2007

What has led up to this point?

- General Plan implementation
- Need to replace existing code
- Direction from Policy Advisory Team
- Technical assistance from City Staff Working Group
- Joint Work Session October 15, 2007
- Stakeholder outreach (ongoing)

Study Session Agenda

- Approach for document review
 - Review of Zoning Code in 3 phases
 - Highlight significant changes (translation, track changes, blue box, summary)
 - Ask key policy questions
- Articles 4 and 5
 - Zoning Districts & Allowable Uses
 - Form Based Provisions
- Next Steps

Overview of Articles

- Article 4 – Zoning Districts, Allowable Uses, General Development Standards
 - ✦ Establishes zoning districts
 - ✦ Identifies allowed use provisions and development standards
 - ✦ Creates land use classifications system clustering similar uses, rather than listing all possible uses
- Article 5 – Form Based Zoning Provisions
 - ✦ Applies to “center” zoning districts (VC, LTC, RTC)
 - ✦ Regulating Plan
 - ✦ Form based components (streetscapes, frontages, prototypes)

Zoning District Changes

Article 4

- New Zoning Districts (base)
 - ✦ Rural Residential (RR)
 - ✦ Estate Residential (ER)
 - ✦ Residential 6-du/ac (RD-6)
 - ✦ High Density Residential (HDR)
 - ✦ Village Center (VC)
 - ✦ Local Town Center (LTC)
 - ✦ Regional Town Center (RTC)
 - ✦ Public Services (PS)

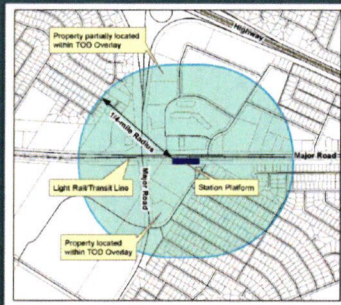
Zoning District Changes

Article 4

District being Eliminated	Would be Rezoned to
AG-160 (160 ac min)	No impact (0 parcels)
AG-40 (40 ac min)	No impact (0 parcels)
Ag-Res (AR-10, AR-5, AR-2, AR-1)	Estate Residential (ER) (2 parcels)
Multiple Family Residential (R2-A)	Residential 20 du/ac (RD-20) (273 parcels)
Residential 40 du/ac (RD-40)	No impact (0 parcels)
Commercial (LC, GC, SC, TC, C-O)	Village Center (VC) or Commercial Mixed Use (CMU) (96 parcels)
Office (BP, MP)	Office Professional Mixed Use (OPMU) or Office Industrial Mixed Use (OIMU) (226 parcels)
Light Industrial (M-1)	Light Industrial Business Park (LIBP) (16 parcels)

Example TOD Overlay

Article 4

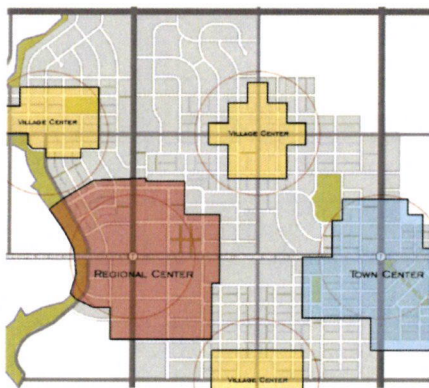


Form Based Provisions

Article 5

- ❖ Different focus than standard zoning districts
 - ❖ Urban form
 - Less focus on land uses
 - ❖ Connections to public realm
 - Less focus on internal site design
- ❖ Applies to new "center" districts
 - ❖ Village Center (VC) Zoning District
 - ❖ Local Town Center (LTC) Zoning District
 - ❖ Regional Town Center (RTC) Zoning District

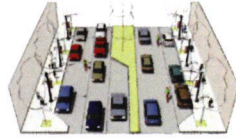
Figure 5.2.020-1 Regulating Plan Zones shown on prototypical map



Streetscape Typologies

5.2.040.B. Avenue - 2 Lane (with single turn lane)

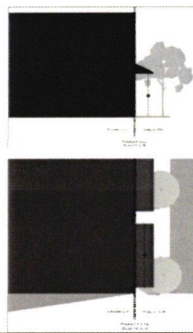
Through Traffic Lanes	2 lanes, 2 through lanes
Turning Lanes	1 left turn lane
Parking Lanes	0 feet, each side
Curb Width	0
Public Frontage Type	Open Road, Limited or Light Court, Street, Street, Limited, Limited, Avenue
Other Features	0 feet wide bicycle lanes



Frontage Types

5.2.050.A. Boulevard

A boulevard is a wide, open road with a high level of service. It is a major thoroughfare and is characterized by a wide, open road with a high level of service. It is a major thoroughfare and is characterized by a wide, open road with a high level of service. It is a major thoroughfare and is characterized by a wide, open road with a high level of service.



Building Prototypes

5.2.060.D. Courtyard

1. Description

A group of dwelling units arranged to share one or more common courtyards. Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm.

2. Zones where Applicable

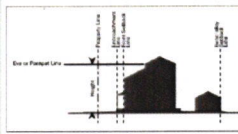
3. Standards



Table 5.3.040-1

		Transit Area
Building height		
Maximum height	10 m	20 m
Maximum height	15 m	40 m
Construction	non-ferrous alloy	cast "3030 alloy"
Frontage type	Curved and Point Four Sides Single Light Corner Round Hexagonal	Two Sides T-shaped Light Corner Single Hexagonal
Acoustics	with "Yonagi" for the dome and a cast "Yonagi" for the dome	cast "Yonagi" for the dome and a cast "Yonagi" for the dome
Building protection	no protection around	no protection around
Architectural styles	no styles around	no styles around

Figure 5.3.040-1 Building height diagram



- The remainder of the work session is dedicated to discussing policy questions on Article 4 and 5.

- ## Policy Questions

Article 4

1. Does the Estate Residential (ER) district meet the intent (density/lot size, setback) of the General Plan to provide executive housing?
 - ✓ 1 – 2 dwellings per acre with broader setbacks
 - ✓ Exceptions to min lot size for natural features
 - ✓ Other (e.g., maximum lot coverage, house size)?
2. Proposed zoning eliminates several zoning districts (e.g., C, AC, TC) and creates several new zoning districts (e.g., VC, LTC). In many cases, existing land would need to be rezoned with the elimination of districts. Do you want to rezone additional property in existing areas to a new (more appropriate) designation?
 - ✓ Staff recommends consideration for certain districts (e.g., Public Services, Village Centers)
 - ✓ Utilizing broader residential zoning designations (e.g., RMD vs. RD-7) to encourage more diversity in housing types

Policy Questions

Article 5

8. Should the code include building prototypes?

- ✦ Prototypes are examples of desired building types/styles – staff recommends this approach for land zoned for these “centers”

Next Steps

- ✦ Revisions to Article 4 and 5, then public workshop/stakeholder outreach
- ✦ Joint Study Session late mid January on Articles 6, 7, and 11 (site development standards, special use regulations, and definitions)
- ✦ Preparation of Administrative Draft Code in February
