



2026 Interim Zoning Code Guidance To Implement Changes in State Legislation

Overview

Every year, Governor Newsom signs new bills into law related to zoning and land use resulting in portions of the Sacramento County Zoning Code (SZC) becoming outdated because of new State statutes. To remedy this situation, Sacramento County follows applicable State Code sections where conflicts arise between State law and the SZC.

This document has been created to provide guidance for County staff, applicants, and the public in the interim period between the adoption of State legislation and the corresponding SZC updates. It temporarily incorporates the State statutory requirements and allowances into the current SZC until formal updates can be made. This document will be modified as guidance from the State or new information regarding implementation of legislation becomes available. This document should be used in conjunction with the SZC as applicable until the SZC has been formally amended. **With the exception of the interim changes provided or referenced in this document, all other provisions of the SZC shall continue to apply.**

The topics covered in the interim guidance are provided in the Table of Contents on the next page.

Items listed with a stopwatch icon (⌚) and changes in purple are interim guidance for legislation that became effective in 2024 and 2025 and is addressed as a part of a pending Zoning Code Amendment, PLNP2024-00194 which is expected to be heard by the Board of Supervisors in the spring of 2026. For information on the status of this update, please contact Emma James (jamese@saccounty.gov) and/or Matthew Jumamoy (jumamoym@saccounty.gov).

For any additional questions, please email SacPlan@saccounty.gov

TABLE OF CONTENTS

Overview	1
Single-Family Developments	4
AB 1154 (Carrillo, 2025) – JADUs Owner-Occupancy Requirement Modifications.....	4
AB 1061 (Quirk-Silva, 2025) – Historic Properties and Urban Lot Splits (Modifications to SB 9).....	4
⌚ SB 450 (Atkins, 2024) – Housing Development Approvals (Modifications to SB 9).....	4
⌚ SB 684 (Caballero, 2024) and SB 1123 (Caballero, 2024) – Small Lot Subdivisions.....	5
Multifamily Developments	6
AB 893 (Fong, 2025) – Campus Development Zones	6
SB 21 (Durazo, 2025) – Replacement Units.....	6
AB 648 (Zbur, 2025) – Community College Housing	6
AB 507 (Haney, 2025) – Adaptive Reuse	7
⌚ SB 1211 (Skinner, 2024) – Expanded ADU Allowances.....	7
⌚ AB 2387 (Pellerin, 2024) – Mobile Home Park Expansions	7
⌚ AB 2243 (Wicks, 2024) – Housing Development Projects: Objective Standards.....	8
⌚ SB 4 (Wiener, 2023) – Properties Owned by Religious and Higher Education Institutions	8
⌚ AB 1490 (Lee, 2023) – Extremely Affordable Adaptive Reuse Projects.....	8
State Density Bonus Law	9
SB 92 (Blakespear, 2025) – Revised Definition of “Mixed-Use Development”	9
AB 87 (Boerner, 2025) – Prohibition of the Application of Incentives or Concessions for Mixed-Use Projects to Visitor-Serving/Transient Occupancy Uses	9
⌚ AB 3116 (Garcia, 2024) – Student Housing Density Bonus	10
⌚ AB 2694 (Ward, 2024) – Residential Care Facilities for Elderly (RCFE) Density Bonus	10
⌚ AB 323 (Holden, 2023), AB 1287 (Alvarez, 2023), and SB 713 (Padilla, 2023) – Additional Density Bonuses and Incentives/Concessions	10
Institutional and Commercial Uses	11
SB 340 (Haney, 2025) – Revised “Emergency Shelter” Definition.....	11
AB 752 (Blanca Rubio, 2025) – Day Care Centers at Multifamily Housing Projects	11
SB 838 (Durazo, 2025) – Restrictions on Transient Lodging for Mixed-Use Developments.....	11
⌚ SB 1395 (Becker, 2024) – Low Barrier Navigation Centers	11
⌚ AB 2085 (Bauer-Kahan, 2024) – Community Clinics.....	12
⌚ AB 894 (Friedman, 2023) – Shared Parking	12
⌚ AB 2632 (Wilson, 2024) – Thrift Stores.....	12

⌚ SB 1186 (Wiener, 2022) – Medicinal Cannabis Patients’ Right of Access Act	12
Procedural.....	13
AB 1050 (Schultz, 2025) – Unlawfully Restrictive CC&Rs, Reciprocal Easement Agreements.....	13
AB 920 (Caloza, 2025) – Housing Development Application Portal	13
⌚ AB 2729 (J. Patterson, 2024) – Extensions for Housing Entitlements	13
⌚ AB 2904 (Quirk-Silva, 2024) – Extended Planning Commission Noticing	13
Zoning Code Interim Guidance	14
CHAPTER 1: General Provisions	14
CHAPTER 2: Zoning Districts.....	16
CHAPTER 3: Use Regulations.....	17
CHAPTER 4: Special and Combining Zoning Districts	25
CHAPTER 5: Development Standards.....	26
CHAPTER 6: Administration	43
CHAPTER 7: Definitions and Acronyms	52
Title V	55
504-500 Courtland Special Planning Area	55
504-600 North Highlands Town Center Special Planning Area.....	56
504-700 Fulton Avenue Special Planning Area Ordinance	57
Title VI	58
610-100 Old Florin Town Special Planning Area.....	58
610-010 Fair Oaks Boulevard Main Street District Special Planning Area.....	59
612-10 North Watt Avenue Corridor Plan Special Planning Area.....	60

Single-Family Developments

AB 1154 (Carrillo, 2025) – JADUs Owner-Occupancy Requirement Modifications

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill modifies regulations for junior accessory dwelling units (JADUs) to allow for their creation without a deed restriction that requires owner occupancy in a dwelling on the subject property, provided that the JADU has its own sanitation (full bathroom) facilities. JADUs which have shared sanitation (bathroom) facilities shall still require a deed restriction enforcing owner occupancy on the subject property. This bill also prohibits short term rentals of JADUs and requires any rental to be for a term longer than 30 days.

Zoning Code Sections Impacted: SJC 5.4.5.B, Table 5.11

AB 1061 (Quirk-Silva, 2025) – Historic Properties and Urban Lot Splits (Modifications to SB 9)

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill modifies historic resource designations that limit the single-family parcels eligible for ministerial approval of an urban lot split or a two-unit development under SB 9 by deleting the absolute exemption for historic districts in SB 9 and instead excluding SB 9 developments and urban lot splits on parcels or properties individually listed as historic resources or landmarks, as specified.

1) For SB 9 developments:

- a) Prohibits a setback from being required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
- b) Prohibits SB 9 developments on a contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or historic property or district pursuant to a city or county ordinance.

2) For SB 9 urban lot splits:

- a) Prohibits urban lot splits that would require the demolition or alteration of contributing structures or existing exterior structural walls in a historic district.

3) For both SB 9 two-unit developments and urban lot splits, deletes a provision allowing a local agency to adopt objective standards that prevent adverse impacts on historic properties.

Zoning Code Sections Impacted: SJC 5.4.7.A

⌚ SB 450 (Atkins, 2024) – Housing Development Approvals (Modifications to SB 9)

This bill was signed into law September 19, 2024 and takes effect January 1, 2025. This bill makes clarifying and technical changes to the previously adopted SB 9 (Atkins, 2021) which allows for the development of two primary dwellings on a parcel as well as streamlined administrative review of two-lot splits (Urban Lot Splits) in single family zones if they meet certain criteria. SB 450 modifies SB 9 by:

- Deleting the 25 percent demolition restriction
- Amends objective standards: A local agency shall not impose objective standards "...that do not apply uniformly to development within the underlying zone ... that is, unless the SB 9-specific standards are more permissive."
- Adds a 60-day shot clock for final action on Urban Lot Splits from complete application

- Adds a 60-day shot clock for SB 9 development projects from receipt of complete application.
- A local agency must provide detailed comments with any denial of an urban lot split or SB 9 development application.
- A local agency may no longer deny an eligible application for an urban lot split or SB 9 development due to specific adverse, impacts to the “physical environment”. Denial based on public health and safety is still permitted.

Zoning Code Sections Impacted: [SAC Table 3.1; 5.4.2, and 7.2](#)

 ***SB 684 (Caballero, 2024) and SB 1123 (Caballero, 2024) – Small Lot Subdivisions***

SB 684 was signed into law on October 11, 2023 and amended by SB 1123, which was signed into law on September 19, 2024. SB 684 took effect July 1, 2024 and SB 1123 took effect July 1, 2025. SB 684 requires local agencies to ministerially consider a parcel map or tentative map and final map for a housing development project which meets the following criteria:

- The project results in 10 or fewer parcels and the housing development project consists of 10 or fewer residential units.
- Newly created parcels must result in maximum allowable residential density (30 units/acre), if the parcel is not identified in the housing element.
- The project must be located on a lot zoned for multifamily residential development no larger than 5 acres in size and substantially surrounded by qualified urban uses. Exception for parcels identified in the housing element. Each resultant lot must be at least 600 net square feet in size.
- Housing units on the lot proposed to be subdivided must be constructed on fee simple ownership lots or owned by a community land trust.

An application for a housing development on a lot that is subdivided pursuant to the provisions of SB 684 must be ministerially considered and local agencies are only permitted to impose objective zoning, subdivision, and design standards on applications under this law. The bill also requires local agencies to approve or deny a completed application within 60 days and to issue building permits on approved tentative or parcel maps, with the ability to condition the issuance of the building permit on recordation of the final map. Local agencies are not required to allow accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), or urban lot splits (under SB 9) on a parcel created through a small-lot subdivision.

SB 1123, which took effect July 1, 2025, amended SB 684 to allow small-lot subdivisions to be ministerially considered under the following criteria:

- Qualifying lots can be zoned for multifamily residential development *or*, if vacant and 1.5 acres or less in size, can be zoned for single-family residential development. Resulting parcels in single-family zoning districts can be no smaller than 1,200 square feet in size and height limits may be imposed.
- Allows housing units on the lot proposed to be subdivided to either be constructed on fee simple ownership lots, owned by a community land trust, or part of a tenancy in common.
- Newly created parcels not identified in the housing element may result in at least 66% of the maximum allowable residential density (30 units/acre).
- In addition to not being required to comply with size, width, depth, or dimension requirements of an individual parcel, newly created parcels will not be required to comply with minimum frontage requirements.

- Local agencies are not required to allow accessory dwelling units (ADU) on lots created under this bill. If allowed, ADUs cannot count those units toward the 10 or fewer residential units allowed.

Zoning Code Sections Impacted: **SZC 5.4.2, SZC 5.4.8, Table 5.13.A, Table 5.13.B, 6.3.2.A.3**

Multifamily Developments

AB 893 (Fong, 2025) – Campus Development Zones

This bill was signed into law on October 10, 2025, takes effect January 1, 2026, and is to be repealed on January 1, 2033. This bill allows for fast-tracking the review process for mixed-income housing development on some commercially zoned properties that fall in a campus development zone, defined as within a half mile of the campus of a UC, CSU, and California Community College. It will also expand eligibility for affordable units for recipients of Cal Grant, Promise Grant, and the Pell Grant.

Zoning Code Sections Impacted: None, already incorporated by reference.

SB 21 (Durazo, 2025) – Replacement Units

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill amends the Housing Crisis Act of 2019 such that a city or county may no longer require that the replacement of units in single-occupancy buildings that have been occupied in the last five years be 1:1 with the existing number of units if certain requirements are met. These requirements include, but are not limited to: rehabilitation or replacement requires a reduction in the number of units to accommodate the conversion of single room occupancy units to a studio or larger unit, to accommodate the addition of facilities, including, but not limited to, private bathrooms, kitchens, or community rooms, to increase accessibility for persons with disabilities, or to address code compliance for matters related to health, welfare, life, and safety; the converted units will be rental units with affordable rents available to lower income, very low income, extremely low income, or acutely low income; and the converted unit will remain low income for no less than 55 years.

Zoning Code Sections Impacted: None, planning staff will accommodate applicants who wish to use the provisions of this bill.

AB 648 (Zbur, 2025) – Community College Housing

This bill was signed into law on October 6, 2025, and takes effect January 1, 2026. This bill exempts university housing development projects on land owned or leased by a Community College District from a local jurisdiction's Zoning Code, provided that the project site is within a half mile of a main campus or within a half mile of a satellite campus that existed before July 1, 2025. If the housing project contains units for faculty and staff, the community college district staff must ensure a portion of the units are made available at affordable rents to extremely low- and lower-income faculty and staff.

Based on staff review, eligible community college sites include:

- American River College, Main Campus, 4700 College Oak Drive
- American River College, Mather Center, 10150 Mather Way
- American River College, Regional Public Safety Training Center, 5146 Arnold Avenue

Zoning Code Sections Impacted: **SZC 6.8.3.C**

AB 507 (Haney, 2025) – Adaptive Reuse

This bill was signed into law on October 10, 2025, and takes effect July 1, 2026. This bill deems an adaptive reuse project a use permitted by right in all zones and subject to a streamlined, ministerial review process if it meets specified requirements or exceptions.

To qualify, the project must be proposed for an existing building that is less than 50 years old or that meets preservation of historic resources requirements and meets specified affordability criteria. An adaptive reuse project for rental housing must include 8% of units for very low-income households and 5% for extremely low-income households OR 15% of units for lower income households.

For an adaptive reuse project including mixed uses, the bill would require at least one-half of the square footage of the adaptive reuse project to be dedicated to residential uses. An adaptive reuse project would not be permitted in industrial zones that do not permit residential uses.

The bill authorizes local governments to adopt an ordinance to specify the process and requirements applicable to adaptive reuse projects and would require an adaptive reuse project to comply with all objective planning standards. If an ordinance has not been adopted, the project must be reviewed ministerially without discretionary review. If it is determined that the adaptive reuse project submitted pursuant to these provisions is consistent with the objective planning standards, the local government is required to approve the adaptive reuse project within specified timeframes.

The bill would prohibit a local government from imposing any local development standard on any project that is an adaptive reuse that would require alteration of the existing building envelope, except as specified, whether or not the local government has adopted an ordinance.

Zoning Code Sections Impacted: **TBD** – Will be implemented July 1, 2026.

⌚ SB 1211 (Skinner, 2024) – Expanded ADU Allowances

This bill was signed into law on September 19, 2024 and takes effect January 1, 2025. This bill makes three major changes to accessory dwelling unit (ADU) law:

- (1) The bill specifies that parking spaces do not need to be replaced when *uncovered* parking spaces are demolished in conjunction with the construction of a new ADU.
- (2) The bill expands the ADU allowances for existing multifamily dwellings as of the effective date of the bill by permitting up to eight detached ADUs, provided that the number of ADUs does not exceed the number of existing units on the lot as of the effective date of the bill.
- (3) The bill specifies that proposed multifamily dwellings may only have up to two detached ADUs.

Zoning Code Sections Impacted: **SZC 5.4.5.B. Table 5.11.**

⌚ AB 2387 (Pellerin, 2024) – Mobile Home Park Expansions

This bill was signed into law on September 22, 2024 and takes effect January 1, 2025. This bill allows for existing mobile home parks to expand the number of mobile home park lots by up to 10 percent of their previously approved number of lots. The new lots, subject to sufficient access to utilities, may be developed with single-family manufactured homes, multifamily manufactured homes, or a combination of either type. The expansion is not subject to business taxes, registration fees, use permit fees, or other fees, except for fees applied to existing lots. If there was a previous use permit, the approval would be deemed compliant with any existing special use permit and no new use permit/variance/approval would be required. The owner of the

mobile home park may not reduce size of or interfere with existing community facilities without altering lot lines. CEQA would not apply as approval of projects must be ministerial.

Zoning Code Sections Impacted: **SZC 4.4.5, 6.3.2.A.**

AB 2243 (Wicks, 2024) – Housing Development Projects: Objective Standards

This bill was signed into law September 19, 2024 and takes effect January 1, 2025. This bill makes clarifying and technical changes to the previously adopted Middle Class Housing Act of 2022 (SB6, Caballero) and the Affordable Housing and High Roads Jobs Act of 2022 (AB 2011) which became effective January 1, 2023. Existing law provides that a housing development project is an allowable use on a parcel that is within a zone where office, retail, or parking is a principally permitted use, if the proposed development complies with specified requirements. One of those requirements is that the project site is 20 acres or less along with other objective standards. In addition, application review periods (“shot-clocks”) for certain types of affordable housing projects were established. AB 2243 modifies the Middle Class Housing Act of 2022 and the Affordable Housing and High Roads Jobs Act of 2022 by:

- Increasing the maximum size of project sites that are redeveloping a regional mall from 20 acres to no greater than 100 acres.
- Amends various objective standards such as prohibiting the demolition of historic structures on a national or state historic registry; prohibits developments on sites designated as industrial on the General Plan Land Use Map adopted prior to 2022; includes provisions for housing developments located within 500 feet of a freeway; and eliminates density limitations on mixed-income residential conversion projects with some limitations.
- Clarifies and defines various terms pertaining to affordability thresholds, “use by right”, and “urban uses.”

Zoning Code Sections Impacted: The Zoning Code currently references the provisions of the Middle-Class Housing Act and Affordable Housing and High Roads Jobs Act. Therefore, no additional Zoning Code text changes are necessary at this time.

SB 4 (Wiener, 2023) – Properties Owned by Religious and Higher Education Institutions

This was signed into law October 11, 2023 and takes effect January 1, 2024. This bill requires that under the SB 35 streamlined approval process, a housing development project on any land owned by a higher education or religious institution by January 1, 2024, be considered a by-right permitted use if certain specified conditions are met.

The project must be 100 percent affordable, with up to 20 percent of units allowed for moderate income households and 5 percent of units allowed for staff of the institution.

CEQA would not apply as approval of projects must be ministerial.

Zoning Code Sections Impacted: **SZC 3.2.5. Table 3.1. and 6.8**

AB 1490 (Lee, 2023) – Extremely Affordable Adaptive Reuse Projects

This bill was signed into law October 11, 2023 and takes effect January 1, 2024. This bill establishes that an “extremely affordable adaptive reuse project” (as defined in CA GOV §65913.12) on an infill parcel that is not located on or adjoined to a site where more than 1/3 of the square footage on the site is dedicated to

industrial use, is an allowable use. Additionally, this bill grants exemptions from certain local development standards as detailed below. The intent of the bill is to ease the ability to convert existing hotel, motel, or any other temporary occupancy building to long-term, affordable housing.

An “extremely affordable adaptive reuse project” is a housing development that meets the following criteria:

- The development is a multifamily project.
- The development involves the retrofitting and repurposing of a residential building or commercial building that currently allows for temporary dwelling or occupancy, to create new residential units.
- The development will be entirely within the envelope of the existing building.
- The development meets all the following affordability criteria:
 - 100 percent of the units, excluding manager’s units, are dedicated to lower income households.
 - At least 50 percent of the units are dedicated to very-low-income households.
 - The units are deed restricted for a period of 55 years for rentals and 45 years for owner-occupied units.

If a project qualifies under the provisions of this bill, the project is exempt from the following development standards:

- Maximum density requirements.
- Maximum floor area requirements.
- Requirement to add additional parking.
- Requirement to add additional open space.

Zoning Code Sections Impacted: [S2C 3.2.5. Table 3.1. and 3.5.1.C.](#)

State Density Bonus Law (DBL)

[SB 92 \(Blakespear, 2025\) – Revised Definition of “Mixed-Use Development”](#)

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill limits the ability of jurisdictions to apply concessions, incentives, and development waivers under Density Bonus Law (DBL) to nonresidential uses, including hotel uses. Concessions may only be granted to the portion of the development that is for housing. A concession or incentive granted under DBL shall not result in a proposed project with a commercial floor area ratio that is greater than two and a half times the current allowed base zone commercial floor area ratio, as specified. This bill is intended to ensure that projects that benefit from the density bonus law are primarily residential.

Zoning Code Sections Impacted: [S2C 6.5.4](#)

[AB 87 \(Boerner, 2025\) – Prohibition of the Application of Incentives or Concessions for Mixed-Use Projects to Visitor-Serving/Transient Occupancy Uses](#)

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill prohibits an incentive or concession granted for a mixed-use development containing a hotel, motel, bed and breakfast inn, or other visitor-serving purpose from applying to the portion of the proposed development containing the

hotel, motel, bed and breakfast inn, or other visitor-serving purpose/use. This bill also closes the existing loophole in DBL that allows developers to gain incentives while not meaningfully expanding residential housing stock. This clarification ensures that incentives and concessions drive the creation of new housing units.

Zoning Code Sections Impacted: SJC 6.5.4

 **AB 3116 (Garcia, 2024) – Student Housing Density Bonus**

This bill was signed into law on September 22, 2024 and takes effect January 1, 2025. Revisions to student housing development provisions of DBL (CA GOV §65915). Defines “student housing development” more explicitly, expands the previous limitation of only being applicable to housing developments for full-time students to now being available to students enrolled in 6 units, currently or in the past six months. Revises the method for calculating the percentage density bonus for a student housing development that includes 20 percent of the total units for lower income students to instead provide a density bonus that varies based on the percentage of low-income units. Allows applicants to receive two incentives or concessions if the project includes at least 23 percent of total student housing units for lower income students.

Zoning Code Sections Impacted: SJC 6.5.4.D, Table 6.4

 **AB 2694 (Ward, 2024) – Residential Care Facilities for Elderly (RCFE) Density Bonus**

This bill was signed into law on September 19, 2024 and takes effect January 1, 2025. Expands State Density Bonus Law to include “residential care facility for the elderly” where it currently provides “senior citizen housing development”. The bill also specifies that a “shared housing unit” in a residential care facility for the elderly may include a unit without an individual kitchen.

Zoning Code Sections Impacted: SJC 6.5.4.A, 6.5.4.B, Table 6.5

 **AB 323 (Holden, 2023), AB 1287 (Alvarez, 2023), and SB 713 (Padilla, 2023) – Additional Density Bonuses and Incentives/Concessions**

The three referenced bills (all signed into law October 11, 2023 and taking effect January 1, 2024) all made amendments to the State DBL (CA GOV §65915). Below is a list of the key impacts these amendments have on the Zoning Code:

- Increases the number of incentives or concessions for 100 percent affordable housing projects from 4 to 5. If located within ½ mile of a major transit stop, the project is permitted a height increase of three additional stories or 33 feet in addition to the 5 incentives or concessions.
- Increases the number of incentives or concessions for projects with at least 16 percent very low-income units from 3 to 4.
- Increases the number of incentives or concessions for projects with at least 45 percent moderate income units available for sale from 3 to 4.
- Creates a new provision where you can “stack” two density bonuses if you meet certain eligibility criteria and income restricted unit count criteria.
 - If a Density Bonus Project meets any of the following minimum unit counts, they are eligible for an additional density bonus as shown in Table 6.4.1:
 - At least 24 percent lower income units

- At least 15 percent very low-income units
- At least 44 percent moderate income units

Zoning Code Sections Impacted: **SZC 6.5.4.D.**

Institutional and Commercial Uses

SB 340 (Laird, 2025) – Revised “Emergency Shelter” Definition

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill requires emergency shelter to include all services provided onsite, including the addition or expansion of services that are consistent with certain written, objective standards. This bill also includes additional reporting requirements documenting whether the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters is met as a part of the upcoming Seventh Cycle Housing Element.

Zoning Code Sections Impacted: **SZC 7.3**

AB 752 (Avila Farias, 2025) – Day Care Centers at Multifamily Housing Projects

This bill was signed into law on October 1, 2025 and takes effect January 1, 2026. This bill requires that child day care centers be permitted by right when collocated with a multifamily housing development with five or more dwelling units. The bill also prohibits the imposition of a charge, tax, or fee for a business license, equivalent instrument, or permit for the privilege of operating a daycare center that is collocated with multifamily housing.

Zoning Code Sections Impacted: **SZC 3.6.5.B**

SB 838 (Durazo, 2025) – Restrictions on Transient Lodging for Mixed-Use Developments

This bill was signed into law on October 13, 2025 and takes effect January 1, 2026. This bill revises the Housing Accountability Act (HAA) definition of “housing development project”. In the case of mixed-use developments, a “housing development project” is a project where at least two-thirds of the new or converted square footage is designated for residential use and requires that no portion of the project is designated for use as a hotel or other transient lodging, except as specified. For a housing development project application that was deemed complete before January 1, 2025, the development proponent for the project may choose whether to be subject to the provisions of this bill or the standards that were in place on the date the preliminary application was submitted. This bill also allows local agencies to approve the residential and non-hotel/motel commercial portion of a mixed-use project as a housing development project.

Zoning Code Sections Impacted: **SZC 6.5.4.B. and 7.3.**

SB 1395 (Becker, 2024) – Low Barrier Navigation Centers

This bill was signed into law on September 19, 2024 and takes effect January 1, 2025. This bill extends low barrier navigation centers’ exemption from CEQA until January 1, 2036 and makes their inclusion in local housing policy as a state-mandated local program. The bill also includes a revised definition of Low Barrier Navigation Centers, which allows for “non-congregate and relocatable” shelters.

Zoning Code Sections Impacted: **SZC 7.3.**

AB 2085 (Bauer-Kahan, 2024) – Community Clinics

This bill was signed into law on September 28, 2024 and takes effect January 1, 2025. The Bill requires jurisdictions to permit community clinics, wherever “office, retail, health care, or parking are a principally permitted use.” Community clinics are defined in State law as facilities licensed by the State Department of Public Health operated by a tax-exempt nonprofit (which meet additional specified funding criteria) that provides reproductive health services, including “medical, surgical, counseling, or referral services relating to the human reproductive system, including services relating to pregnancy or the termination of a pregnancy.” The bill also requires jurisdictions to make an action on a community clinic’s development application within 60 days. CEQA would not apply as approval of such projects must be ministerial.

Zoning Code Sections Impacted: [SAC 3.7.7.A, 6.8, and 7.3.](#)

AB 894 (Friedman, 2023) – Shared Parking

This bill was signed into law October 11, 2023 and takes effect January 1, 2024. The provisions of this bill closely mirror the current requirements for Shared Parking in [SAC 5.9.7.C](#). Currently the Zoning Code requires that the entities involved in the Shared Parking agreement must be on the same or adjoining parcels. This bill stipulates that entities involved in a shared parking agreement do not need to be on the same or an adjoining parcel, but must still meet one of the following locational requirements:

- The entities that will share parking are located on the same, or contiguous, parcels, or
- The sites of the entities that will share parking are separated by no more than 2,000 feet of travel by the shortest walking route, or
- The sites of the entities that will share parking are separated by more than 2,000 feet of travel by the shortest walking route, but there is a plan for shuttles or other accommodations to move between parking and site.

Zoning Code Sections Impacted: [SAC 5.9.7.C.](#)

AB 2632 (Wilson, 2024) – Thrift Stores

This bill was signed into law on September 27, 2024 and takes effect January 1, 2025. This Bill requires jurisdictions to regulate thrift retail stores the same as nonthrift retail stores. Local jurisdictions are still permitted to regulate how thrift stores collect donated goods (hours, equipment, procedures, health and safety standards) to prevent the creation of nuisances.

Zoning Code Sections Impacted: [SAC 3.2.5., 3.7.1.B., 3.7.8., 6.7.3.A., 7.3., 504-500 Courtland SPA, 504-600 North Highlands Town Center SPA, 504-700 Fulton Ave SPA, 610-010 Old Florin Town SPA, 611-10 Fair Oaks Boulevard Main Street SPA, 612-10 North Watt Ave Corridor Plan SPA](#)

SB 1186 (Wiener, 2022) – Medicinal Cannabis Patients’ Right of Access Act

The bill, adopted September 18, 2022 and effective January 1, 2023, amends CA BPC §26200 and adds CA BPC §2632, relating to cannabis. The Bill on and after January 1, 2024, prohibits local jurisdictions from adopting or enforcing any regulation that prohibits the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers by medicinal cannabis businesses, as defined, or that has the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers in a timely and readily accessible manner

and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the local jurisdiction, as specified.

Zoning Code Sections Impacted: S_{ZC} 7.3

Procedural

AB 1050 (Schultz, 2025) – Unlawfully Restrictive CC&Rs, Reciprocal Easement Agreements

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill expands the ability to remove private restrictive covenants and reciprocal easement agreements (REAs) that block housing development on specified properties. Unlike AB 721 (which only applied to affordable housing), AB 1050 extends this authority to any housing development (both affordable and market-rate) as long as the residential uses are permitted by state law or local zoning. The law empowers developers to submit a "Restrictive Covenant Modification Document (RCMD)" to the County Recorder to clear outdated private restrictions from property titles without changing local zoning authority, environmental review requirements, or design standards.

AB 920 (Caloza, 2025) – Housing Development Application Portal

This bill was signed into law on October 10, 2025 and takes effect January 1, 2026. This bill requires that a city or county with a population of 150,000 or more persons to make a centralized application portal available on its internet website to applicants for housing development projects by January 1, 2030. The County is currently working on improving our Accela permitting system such that compliance should be achieved well before the 2030 deadline.

AB 2729 (J. Patterson, 2024) – Extensions for Housing Entitlements

This bill was signed into law on September 27, 2024 and takes effect January 1, 2025. This Bill grants an automatic 18-month extension for qualified housing entitlements approved prior to January 1, 2024 that are set to expire prior to December 31, 2025. Entitlements for housing projects where at least two-thirds of the total square footage are designated for residential use are eligible for this extension. The extension is tolled should the entitlement be subject to legal action.

AB 2904 (Quirk-Silva, 2024) – Extended Planning Commission Noticing

This bill was signed into law on September 27, 2024 and takes effect January 1, 2025. The Bill requires that Zoning Code Amendments that affect permitted uses of real property would require a 20-day hearing notice prior to the Planning Commission meeting. The County intends to update the Zoning Code User Guide to change noticing procedures to require 20-day hearing notices prior to any Planning Commission hearing for a Zoning Code Amendment.

Zoning Code Interim Guidance

The following Interim Guidance address changes to State legislation regarding the discussed topics while also correcting inconsistencies identified in the Zoning Code by staff.

CHAPTER 1: GENERAL PROVISIONS

1.1. TITLE AND EFFECTIVE DATE

No changes.

1.2. AUTHORITY

No changes.

1.3. PURPOSE OF THIS CODE

No changes.

1.4. APPLICABILITY AND JURISDICTION

No changes.

1.5. DELEGATION OF ASSIGNED AUTHORITY

No changes.

1.6. OFFICIAL ZONING MAP

No changes.

1.7. RELATIONSHIP TO OTHER LAWS AND PLANS

1.7.1. Relationship to Other Public Laws, Ordinances, Regulations, or Permits

No changes.

1.7.2. Relationship to General Plan

No changes.

1.7.3. Relationship to Other Adopted Project-Specific Zoning Ordinances

Project-specific zoning ordinances provide regulations tailored to a specific area of the County that supplement or replace the general provisions of this Code. Project- specific ordinances include Planned Unit Developments, Specific Plans, Corridor Plans, Special Planning Areas, Neighborhood Preservation Areas, and other similar area- specific zoning ordinances.

1.7.3.A. Controlling Ordinance [AMENDED 01-15-2021][AMENDED XX-XX-XXXX]

1. Where the provisions of this Code differ from the provisions established within an area controlled by a project-specific zoning ordinance, the regulations of the project-specific zoning ordinance shall control, except as specified in Section 1.7.3.A.2.
2. Language of this Code shall supersede any more restrictive language within Appendix A, Title IV, Title V, and Title VI regarding the following topics: Titles IV, V, and VI regarding
 - a. Accessory Dwelling Units or Junior Accessory Dwelling Units
 - b. Regulations included in Section 6.8 “State Legislation”

c. SB9 Dwelling Units and Urban Lot Splits

d. SB684/SB1123 Small Lot Subdivisions

1.7.4. Relationship to Private Agreements

No changes.

1.8. SEVERABILITY

No changes.

1.9. NONCONFORMANCE

No changes.

CHAPTER 2: ZONING DISTRICTS

There are no changes proposed for Chapter 2 of the Zoning Code.

CHAPTER 3: USE REGULATIONS

3.1. PURPOSE AND ORGANIZATION

No changes

3.2. TABLES OF ALLOWED USES

3.2.1. – 3.2.4.

No changes

3.2.5. Allowed Uses in All Zoning Districts [AMENDED 09-09-2022]

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022]

KEY

P = Permitted Primary Use

UPM = Minor Use Permit

UPP = Conditional Use Permit by the
Planning Commission

A = Permitted Accessory Use

Grey Boxes – Refer to Applicable
Use Standards in Sections Identified

UPZ = Conditional Use Permit by the
Zoning Administrator

UPB = Conditional Use Permit by the
Board of Supervisors

TUZ = Temporary Use Permit by the
Zoning Administrator

Zoning Districts	Agricultural		Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard							
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC	GC	MP	M-1	M-2	
RESIDENTIAL USES																													
A. Household Living Uses^{10,11}																													
3. Dwelling, Multifamily-10 or fewer units												UPZ (RD-10)	P					P ¹¹	P	P	P	UPM ¹¹	P	P	P ¹¹	P ¹¹	P ¹¹	3.5.1.C	
4. Dwelling, Multifamily-more than 10 units												UPZ (RD-10)	P					P ¹¹	P	P	P	UPZ ¹¹	P	P	P ¹¹	P ¹¹	P ¹¹	3.5.1.C	
8. <u>Dwelling, SB 9 Unit (Second Primary Dwelling)</u>								P	P	P																		<u>3.5.1.K</u>	
COMMERCIAL USES																													
G. Retail, Auction, and Wholesale Uses																													
8. <u>Thrift/Consignment [DELETED XX-XX-XXXX]</u>																						UPM	UPM						<u>3.7.1.B</u>
H. Vehicle-Related Uses																													
19. Hydrogen Fueling Station																						P	P	P	P	P	P	P	<u>3.7.9.K</u>

¹⁰ See "Accessory Uses" (Table 3.2) for accessory dwelling units and guest houses.

¹¹ Use is only permitted by right in the C-O, BP, MP, M-1, and M-2 zoning districts when the eligibility criteria specified in Section 3.5.1.C are met. Otherwise requires a Conditional Use Permit in the BP zone and prohibited in the C-O and industrial zoning districts. Residential uses may be permitted by right in additional zones subject to eligibility criteria provided in Section 6.8.

Table 3.2. No changes

Table 3.3. No changes

3.3. USE STANDARDS, GENERALLY

No changes

3.4. AGRICULTURAL USE STANDARDS

No changes

3.5. RESIDENTIAL USE STANDARDS

3.5.1. Household Living Uses

3.5.1.A. Residential Uses, not otherwise listed [AMENDED 06-07-2018]

No changes

3.5.1.B. Dwelling, Duplex or Halfplex [AMENDED 04-07-2016][AMENDED 07-16-2020] [AMENDED 09-09-2022]

No changes

3.5.1.C. Dwelling, Multifamily [AMENDED 04-07-2016][AMENDED 07-16-2020][AMENDED 09-09-2020][AMENDED XX-XX-XXXX]

1. In the RD-10 zone:

- a. Multifamily projects shall be developed at residential densities allowed by the zoning district.
- b. Multifamily projects developed as a stand-alone project or part of a mixed residential product type development require a Conditional Use Permit approved by the Zoning Administrator.

2. In the RD-15 through RD-25 zones:

- a. Multifamily projects shall be developed at residential densities allowed by the zoning district.
- b. Multifamily projects of 150 units or less are permitted by right.
- c. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
 - i. The Affordable Housing Incentive Program is not subject to this requirement.

3. In the RD-30 and RD-40 zones:

- a. Density.
 - i. In the RD-30 zone, multifamily projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
 - ii. In the RD-40 zone, multifamily projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.

b. Project size.

- i. Multifamily projects of 150 units or less are permitted by right.
- ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
 - 1. The Affordable Housing Incentive Program is not subject to this requirement.

4. In the BP zone, multifamily projects shall be developed at a minimum density of ten dwelling units per acre and maximum density of 20 dwelling units per acre.

~~a. A Conditional Use Permit pursuant to Table 3.1 shall be required for multifamily projects in the BP zoning district, except projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4), or in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 – §65912.105, §65912.110 – §65912.114, §65912.120 – §65912.124, and §65912.130 – §65912.131), shall be permitted by right.~~

5. In the LC, GC, NMC, CMC, and CMZ zones:

a. Density.

- i. Multifamily projects shall be developed at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre.
- ii. If the property is located within one-quarter mile of a transit stop, as defined in Chapter 7, maximum density can increase to 40 dwelling units per acre.
- iii. Higher densities than allowed by "i" and "ii" may be permitted, subject to a Conditional Use Permit approved by the Planning Commission.

b. Project size.

- i. Multifamily projects of up to 150 dwelling units are permitted by right at the densities listed above.
- ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit at the densities listed above.
 1. The Affordable Housing Incentive Program is not subject to this requirement.
 2. ~~Multifamily projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4), or in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 – §65912.105, §65912.110 – §65912.114, §65912.120 – §65912.124, and §65912.130 – §65912.131) are not subject to this requirement.~~

6. In the C-O, MP, M-1, and M-2 zones:

~~a. Multifamily projects are prohibited, except projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4), or in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 – §65912.105, §65912.110 – §65912.114, §65912.120 – §65912.124, and §65912.130 – §65912.131), shall be permitted by right.~~

3.5.1.D. – 3.5.1.J.

No changes

3.5.1.K. SB 9 Unit (Second Primary Dwelling) [ADDED XX-XX-XXXX]

Single Family Residential Properties (RD-1 through RD-10) that qualify as a SB 9: California Housing Opportunity and More Efficiency (HOME) Act site pursuant to CA GOV §65852.21 and §66411.7 may be developed with up to two primary dwelling units (two-unit development). For purposes of this code, the largest dwelling is classified as the "primary" dwelling and the second primary dwelling is considered the SB 9 unit. Primary dwellings and SB 9 units developed pursuant to CA GOV §65852.21 and §66411.7 shall comply with the Development Standards of Section 5.4.7 of this Code.

3.5.2. Group Living Uses [AMENDED 09-09-2022]

3.5.2.A. – 3.5.2.C

No changes

3.5.2.D. Single Room Occupancy Residential Facility

1. - 4.

No changes.

3.6. PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS

3.6.2. – 3.6.4

No changes

3.6.5. – 3.6.4

3.6.5.A. Adult Day Care Center

No changes.

3.6.5.B. Child Day Care Center

Changes to the Zoning Code to comply with AB 752 (2025) will be formally adopted as a part of the 2023 Zoning Code Update (PLNP2023-00058). The change in the 2023 Zoning Code Update will not match the change depicted below as regulations for Day Cares overall are proposed to be changed significantly. The guidance provided below shall apply until the effective date of the 2023 Zoning Code Update.

1. In the agricultural, agricultural-residential, **RD-1 through RD-10 residential**, and recreational zoning districts, a child day care center facility with:
 - a. Capacity of up to eight persons shall be permitted by right;
 - b. Capacity between nine and 14 persons shall be permitted, subject to a Minor Use Permit approved by the Planning Director;
 - c. Capacity of 15 or more persons shall be subject to a Conditional Use Permit approved by the Zoning Administrator.
2. **These standards do not apply in the multifamily zones. [ADDED 07-16-2020] In any zone, a child day care center is permitted, regardless of capacity, as an accessory use to a permitted multifamily use. When in conjunction with a multifamily use, a child day care center shall be considered one and the same with the multifamily use and subject to multifamily development standards as provided in Chapter 5.**

3.6.5.C. Congregate Care Facility, Convalescent Hospital, and Social Rehabilitation Center

No changes.

3.6.6. – 3.6.7

No changes

3.7. COMMERCIAL USE STANDARDS

3.7.1. General Standards for All Uses in Commercial Zoning Districts

3.7.1.A. Conduct of Business on Lot

No changes.

3.7.1.B. Distance Separation and Overconcentration Requirements [AMENDED 07-08-2016] [AMENDED 12-01-2017][AMENDED 06-07-2018]

The following uses shall be regulated as set forth in Table 3.1 and shall meet the distance separation requirements set forth in Table 3.7.

Table 3.7 [AMENDED 12-01-2017]

Use	Separation from RD and/or AR Zoning Districts	Separation from Sensitive Use [1]	Separation between the same use
Hookah/Smoking/Vape Lounges	100 ft.	1,000 ft.	1,000 ft.
Pawn Shops	100 ft.	100 ft.	1,000 ft.
Smoke Shops	100 ft.	1,000 ft.	1,000 ft.
Check Cashing/Payday Loans	100 ft.	100 ft.	1,000 ft.
Thrift Stores	None	None	1,000 ft.
Adult Novelty Stores	100 ft.	1,000 ft.	1,000 ft.

[1] Sensitive uses include: child day care center, library, public park, church, community center, public or private school, or indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.

1. – 4. No changes

5. There is not an overconcentration of the following uses within 1,000 feet: hookah/smoking lounges, pawn shops, smoke shops, ~~thrift shops~~, adult novelty stores, check cashing/pay day loan establishments, and adult uses. Overconcentration is defined as more than three of these uses within a 1,000 foot radius. The reviewing authority may approve exceptions based on physical characteristics of the neighborhood, such as the major arterials, freeways, railroads or other facilities that separate neighborhoods. The reviewing authority may also take into account the same uses located within an adjacent jurisdiction.

3.7.2. – 3.7.6

No changes

3.7.7. Office Uses

3.7.7.A. Office Uses, General [AMENDED 06-07-2018]

1. In the M-1 and M-2 zones, office uses are permitted as ancillary uses up to a maximum of 25 percent of the gross floor area of structure(s) committed to the primary use; otherwise, a Conditional Use Permit approved by the Zoning Administrator is required.
2. Office uses are not allowed in the AR-10 zone. In the AR-1, AR-2, AR-5 and RD zones, allowed office uses shall be limited to the following: real estate, legal, medical, dental, optician, insurance, accountant, beauty or barber shops, bookkeeper, and counseling and consulting service, and shall require a Conditional Use Permit approved by the Zoning Administrator. See Use Table for permitted activities in conjunction with mixed use projects.
3. Medical offices, which are typically classified in this use category, that meet the licensing, operational, and funding requirements referenced in the definition of community clinic in Chapter 7.3, are permitted by right in additional zones as provided in Section 6.8.3.

3.7.7.B. Medical, Dental, or Optical Laboratory

No changes

3.7.8. – 3.7.8

3.7.9. Vehicle-Related Uses

3.7.9.A. – 3.7.9.J

No changes

3.7.9.K. ~~Hydrogen Fueling Station [ADDED 07-11-2024] [DELETED XX-XX-XXXX]~~

1. ~~On-sites previously developed with an Automobile Service Station or in a commercial or industrial zoning district, Hydrogen Fueling Stations, as defined, and in compliance with CA GOV §65850.7, shall be exempt from all provisions of the Sacramento County Zoning Code. Review of a Hydrogen Fueling Station shall be limited to those standards and regulations necessary to ensure the Hydrogen Fueling Station will not have a specific, adverse impact upon the public health or safety.~~
2. ~~Minor accessory uses and amenities commonly associated with Automobile Service Stations may also be permitted, subject to applicable development standards and Design Review approval, in connection with a Hydrogen Fueling Station. These uses and amenities may include, but are not limited to:~~
 - a. ~~Manned or unmanned payment kiosks, booth, or station~~
 - b. ~~Canopy~~
 - c. ~~Restrooms~~
 - d. ~~Air and water dispensers~~
 - e. ~~Any signage permitted in the zoning district in which the Hydrogen Fueling Station is located~~
3. ~~All other development (such as, but not limited to, the sale of gasoline or other motor fuels, convenience store, automobile wash facility, automobile repair) proposed in conjunction with a Hydrogen Fueling Station must abide by all applicable Zoning Code regulations and may be subject to a Conditional Use Permit pursuant to Table 3.1.~~
4. ~~This section shall expire on January 1, 2030 unless further extended by CA State statute.~~

3.8. INDUSTRIAL USE STANDARDS

No changes

3.9. ACCESSORY USE STANDARDS

3.9.1. – 3.9.2

No changes

3.9.2. Use-Specific Standards for Accessory Uses [AMENDED 05-11-2018][AMENDED XX-XX-XXXX]

3.9.2.A. – 3.9.3.C

No changes.

3.9.2.B. Accessory Dwelling Units and Junior Accessory Dwelling Units [AMENDED 07-11-2024][AMENDED XX-XX-XXXX]

1. Accessory Dwelling Units (ADUs) are residential units intended for ongoing habitation, independent of the primary residential dwelling.
2. Junior Accessory Dwelling Units (JADUs) are residential units intended for ongoing habitation, located completely within the primary dwelling and sharing some ~~cooking~~, common area, and/or sanitary facilities with the primary dwelling. JADUs may not be used for Short-Term Rentals.
3. A property developed with a Single Family Dwelling or Halfplex Unit may have a maximum of three of the following dwelling unit types:
 - a. One new construction detached ADU

- b. One JADU proposed as a part of a new construction dwelling or conversion of existing permitted space
- c. One of the following three options:
 - i. New construction attached ADU, or
 - ii. Attached conversion ADU, or
 - iii. Detached conversion ADU.

~~One ADU, either attached or detached, and,~~
~~One JADU within the existing space of the primary dwelling.~~

4. A property developed as Multifamily Residential or Duplex may have:

- a. Up to two new-construction detached ADUs, or, if developed as multifamily as of January 1, 2025, up to eight new construction detached ADUs or the number of existing dwelling units as of January 1, 2025, whichever is less.
- b. In addition to (a), up to 25 percent of the total unit count or one unit, whichever is greater, in ADUs converted from existing non-living space. Non-living space can include storage rooms, boiler rooms, passageways, attics, basements, or garages.

5. An ADU or JADU shall comply with the Development Standards of Section 5.4.5.B of this Code or request a Special Development Permit for deviations, as allowed by that Section.

6. A structure used as an ADU or JADU shall meet the requirements of CA GOV §65852.2 and §65852.22, as those sections may be amended from time to time.

7. An ADU shall not be used for short-term rental/lodging purposes (30 days or less) unless it was legally permitted as an ADU prior to January 1, 2020.

8. JADUs shall not be used for short-term rental/lodging purposes (30 days or less) in any circumstance.

3.10. TEMPORARY USE STANDARDS

No changes

CHAPTER 4: SPECIAL AND COMBINING ZONING DISTRICTS

4.1. INTRODUCTION

No changes.

4.2. FLOOD (F) COMBINING ZONING DISTRICT AND TRIBUTARY STANDARDS

No changes

4.3. FOOD PROCESSING (FP) COMBINING ZONING DISTRICT

No changes

4.4. MOBILE HOME PARK (MHP) COMBINING ZONING DISTRICT

4.4.1. - 4.4.4

No changes

4.4.5. Minor Expansions of Mobile Home Parks

Pursuant to CA GOV 65852.8, mobile home parks, whether permitted by right, conditionally permitted with an issued use permit, or legal nonconforming, may make a one-time ministerial expansion by a unit count not to exceed 10 percent of their previously approved number of lots, subject to a recorded deed restriction.

CHAPTER 5: DEVELOPMENT STANDARDS

5.1. INTRODUCTION

No changes.

5.2. GENERAL STANDARDS AND EXCEPTIONS

No changes

5.3. AGRICULTURAL, AGRICULTURAL-RESIDENTIAL, AND RECREATIONAL ZONING DISTRICTS

No changes

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. Purpose [AMENDED XX-XX-XXXX]

This Section provides the development standards regulating all types of residential development, including single-family residential development, multifamily residential development, mobilehome subdivisions, and accessory structures. The Residential Standards consist of five sections, including:

- Section 5.4.1. Purpose;
- Section 5.4.2. Low Density Residential Development Standards;
- Section 5.4.3. High Density Multifamily Residential Development Standards;
- Section 5.4.4. Mobilehome Subdivision Development Standards; and
- Section 5.4.5. Accessory Structure and Accessory Dwelling Unit Development Standards
- Section 5.4.6. Reserved
- Section 5.4.7. Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)
- Section 5.4.8. Projects pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5 and §66499.41)

Residential standards in this Section are provided to facilitate project review and help applicants and County staff to identify major design issues and devise solutions early in the application process, reducing the need for special exceptions that require elaborate discretionary project approvals. The standards are updated to account for a variety of residential prototypes, yet establish a process that allows flexibility within the intent of these standards and encourages creative and innovative development solutions, with the final determination of acceptability and appropriateness made by the County based on the review of each project proposal through the Design Review process, described in Section 6.3.2. Applicants should consult with County staff in the early stages of the project design.

The purpose of this Section is to work with the County, community members, and developers to raise the overall design quality of residential developments occurring in the County. Application of these principles will result in high quality residential developments that are varied and integrated into the existing built surroundings and character of their respective neighborhood communities. The residential standards are provided to:

- Promote compatibility and connectivity between new and existing development;
- Maintain and enhance the community's identity, health, safety, and quality of life;
- Encourage high-quality development;

- Integrate physical activity and the use of sustainable strategies in designing the built environment when addressing site design, building design, and landscaping;
- Integrate active transportation, safe routes to schools, and parks strategies;
- Facilitate a clear and efficient project review process; and
- Maintain the health, safety, and welfare of all citizens of the County.

5.4.2. Low Density Residential Development Standards [AMENDED 07-16-2020]

5.4.2.A. Applicability [AMENDED XX-XX-XXXX]

The standards of Section 5.4.2.B apply to:

- Lots created for Single-Family Attached or Detached, Duplex/Halfplex residential in all zoning districts, where allowed.
- All Single-Family Attached or Detached and Duplex/Halfplex subdivisions.
- See Section 5.4.3.B for lots created for Multifamily Residential projects in all zones where allowed.
- [See Section 5.4.7. for lots created pursuant to SB 9: Housing Opportunity and More Efficiency \(HOME\) Act of 2021 \(CA GOV §65852.21 and §66411.7\).](#)
- [See Section 5.4.8. for lots created pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots \(CA GOV §65852.28, §65913.4.5, and §66499.41\).](#)

1. The standards of Section 5.4.2.C apply to:

- Projects for Single-Family Attached or Detached, Duplex/Halfplex, Family Daycare Home, and Residential Care Homes in all zones where permitted but not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.
- See Section 5.4.3.C for Multifamily Residential project standards in all zones where allowed.
- [See Section 5.4.7. for SB 9: Housing Opportunity and More Efficiency \(HOME\) Act of 2021 \(CA GOV §65852.21 and §66411.7\) project standards in all zones where allowed.](#)
- [See Section 5.4.8. for SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots \(CA GOV §65852.28, §65913.4.5, and §66499.41\) project standards in all zones where allowed.](#)

2. The development standards in these Sections are to be used in close concert with the County-Wide Design Guidelines to achieve high quality projects that fit within the surrounding community. Design review, however, may not apply in all cases.

5.4.3. High Density Multifamily Residential Development Standards [AMENDED 07-16-2020]

5.4.3.A. Applicability [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

3. The standards of Section 5.4.3.B apply to:

- Lots created for Multifamily Residential projects in all zones, where allowed.
- See Section 5.4.2.B for Single-Family Attached or Detached and Duplex/Halfplex Residential lot standards in all zones, where allowed.
- [See Section 5.4.8. for lots created pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots \(CA GOV §65852.28, §65913.4.5, and §66499.41\).](#)

4. The standards of Section of 5.4.3.C apply to:
 - a. Projects for Multifamily Residential in all zones where permitted by not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.
 - b. See Section 5.4.2.C for Single-Family Attached or Detached and Duplex/Halfplex Residential project standards in all zones, where allowed.
 - c. See Section 5.4.8. for SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5, and §66499.41) project standards in all zones where allowed.
5. Alternatives to these standards may be approved through either a Minor Special Development Permit or a Special Development Permit to the Zoning Administrator, pursuant to the provisions of S2C Section 6.4.6.D if the intent and purpose of the standards and guidelines are met.
6. The standards in this Section are to be used in close concert with the County-wide Design Guidelines and Design Standards to achieve high quality projects that fit within the surrounding community. All multifamily residential projects are subject to Design Review.

5.4.3.B. – 5.4.3.C.

No changes

5.4.4. Mobilehome Subdivision Development Standards

No changes

5.4.5. Residential Accessory Structures, and Accessory Dwelling Units

5.4.5.A. Development Standards for Residential Accessory Structures

No changes

5.4.5.B. Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units in All Zoning Districts [AMENDED 09-09-2022][AMENDED 07-11-2024]

1. The development standards in Table 5.11 apply to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that are constructed, enlarged, or otherwise modified in all zones, where permitted.
2. With the exception of maximum size, requests for deviations from development standards listed in this Section may be permitted with either a Special Development Permit or Planning Director Determination, subject to the General Findings in Chapter 6 and compliance with State regulations (denoted in Table 5.11).
3. ADUs may be sold or conveyed separately from the primary residence if the ADU meets all requirements provided in GOV § 66341, including being built by a qualified nonprofit corporation.

Table 5.11 Development Standards for ADUs and JADUs in All Zoning Districts Where Permitted [AMENDED 09-09-2022][AMENDED 07-11-2024]

General Standards	
Number of ADUs and JADUs Per Single Family or Halfplex [1]	<p>Maximum of 3 as follows:</p> <ul style="list-style-type: none"> • <u>1 new construction detached ADU</u> • <u>1 JADU proposed as a part of a new construction dwelling or conversion of existing permitted space</u> • <u>One of the following three options:</u> <ul style="list-style-type: none"> • <u>New construction attached ADU, or</u> • <u>Attached conversion ADU, or</u> • <u>Detached conversion ADU.</u> <p>1 ADU and 1 JADU</p>
Number of ADUs Per Multifamily Project [2][3]	<p><u>New Construction</u> Properties developed as multifamily may have up to two new construction detached ADUs.</p> <p><u>Conversion</u> Properties developed as multifamily may have up to 25% of total unit count in ADUs <u>or one unit, whichever is greater</u>, converted from existing non-living space. [4]</p> <p><u>Existing (as of January 1, 2025)</u> <u>Properties developed as multifamily on or before January 1, 2025, may have new construction detached ADUs at a quantity not to exceed eight or the number of existing dwelling units on January 1, 2025, whichever is less. This is in addition to multifamily ADUs permitted by conversion.</u></p> <p><u>Development Standards</u> Except for sites developed with a single Duplex, new construction and conversions that affect exterior facades shall meet the multifamily development standards in Section 5.4.3 and Chapter 3.0 of the Countywide Design Standards, “Multifamily Design Standards” for standards not otherwise addressed in this Table.</p>
Minimum Parking	<p>For ADUs, one parking space shall be provided, except that parking is not required where:</p> <ol style="list-style-type: none"> i. The accessory dwelling unit is located within one-half mile walking distance of public transit. ii. The accessory dwelling unit is located within an architecturally and historically significant historic district. iii. The accessory dwelling unit is part of the proposed or existing primary residence or an existing accessory structure. iv. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. v. Where there is a car share vehicle located within one block of the accessory dwelling unit. vi. <u>The accessory dwelling unit is a new construction detached ADU that is 800 square feet or less in size.</u> vii. <u>The accessory dwelling unit is accessory to a multifamily dwelling, as defined by State law. [3]</u> <p>When a building permit application for an ADU is submitted</p>

Table 5.11 Development Standards for ADUs and JADUs in All Zoning Districts Where Permitted [AMENDED 09-09-2022][AMENDED 07-11-2024]

	concurrently with a permit to build a new single-family (primary) dwelling or new multifamily dwelling on the same lot, this parking requirement waiver is only applicable to the ADU.
Owner-occupancy JADU [2]	If the JADU shares a bathroom with the primary dwelling, the property owner must occupy a dwelling on the same property either the primary dwelling or JADU, which shall be enforced through a recorded deed restriction. Owner occupancy is not required if the owner is a governmental agency, land trust, or housing organization.
Additional Standards – New Construction	
Maximum Size – ADU [5][6] [15]	<p><u>Detached</u> 1,200 sq. ft.</p> <p><u>Attached</u> The greater of the following:</p> <ol style="list-style-type: none"> i. <u>50% of the habitable sq. ft of the primary dwelling</u> ii. <u>For a studio or 1-bedroom ADU: 850 sq. ft.</u> iii. <u>For an ADU with 2 or more bedrooms: 1,000 sq. ft.</u> <p>50% of the habitable sq. ft. of the primary dwelling, or 800 sq. ft., whichever is greater.</p>
Maximum Size – JADU [2] [7] [15]	500 sq. ft. of space within proposed primary dwelling (including attached garages or attached storage areas), plus 150 sq. ft. for ingress/egress.
<u>Default</u> Setbacks [9][10]	<p><u>Front Yard</u> - 20 ft. [6][12]</p> <p><u>Side Street Yard (corner)</u> – 12.5 ft. [6][12]</p> <p><u>Side and Rear Yard</u> - 4 ft.</p>
<u>Default</u> Maximum Building Height to peak [8]	<p><u>Detached</u> 16 ft.</p> <p>ii. 18 ft. when located within one-half mile of a major transit stop pursuant to CA PRC §21155, or to allow a roof pitch consistent with the primary dwelling.</p> <p>iii. 20 ft. if setback a minimum of 10 ft. from rear property line and 5 ft. from side property line.</p> <p><u>Attached</u> 25 ft. or the maximum allowable height of the primary dwelling, whichever is less.</p> <p>Detached ADU in a Multifamily Project [3] 18 ft.</p>

Table 5.11 Development Standards for ADUs and JADUs in All Zoning Districts Where Permitted [AMENDED 09-09-2022][AMENDED 07-11-2024]

<u>Provisions for Increased Maximum Building Height to peak [10]</u>	<p>Detached ADUs may exceed the default maximum height, subject to the provisions provided in this section:</p> <p>Up to 20 ft. Permitted if increased setbacks are maintained, including:</p> <ol style="list-style-type: none"> A rear setback of at least 10 ft, and Side interior setbacks of at least 5 ft. <p>Up to 18 ft. Permitted subject to a Planning Director's determination that finds that the proposed ADU is either:</p> <ol style="list-style-type: none"> Located within one-half mile of a major transit stop pursuant to CA PRC §21155, or Proposed at a height to allow a roof pitch consistent with the primary dwelling. Documentation shall be provided demonstrating both the existing roof pitch of primary dwelling and proposed ADU. <p>Deviations for detached ADUs seeking increases beyond the allowances of this section and deviations for any attached ADUs are subject to an applicable Special Development Permit.</p>
<u>Maximum Number of Stories</u>	<p>Detached [8] One Story</p> <p>Attached Two Stories</p>
Additional Standards - Conversion of Existing Space/Structure [13]	
<u>Maximum Size – ADU [2][15]</u>	Area of existing space/structure, plus 150 sq. ft. for ingress/egress.
<u>Maximum Size – JADU [2][7][14][15]</u>	500 sq. ft. of existing space within primary dwelling (including attached garages or attached storage areas), plus 150 sq. ft. for ingress/egress.
<u>Conversion of Covered Parking</u>	When a garage, carport, uncovered parking space , or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, replacement parking shall not be required. and may be located in any configuration on the same lot as the accessory dwelling unit.

Table 5.11 Development Standards for ADUs and JADUs in All Zoning Districts Where Permitted [AMENDED 09-09-2022][AMENDED 07-11-2024]

<p>[1] ADU/JADU units cannot be combined with SB 9 projects to increase the number of allowed dwellings. SB 9 projects are limited to two dwelling units (Primary plus either an SDU, ADU, or JADU) per parcel. Units may be combined with SB 9 projects. In no case shall more than four units, inclusive of ADU/JADU units, be permitted on an existing lot. In the case of a lot with a proposed SB 9 urban lot split, cumulatively across both proposed lots, no more than four units, inclusive of ADU/JADU units, shall be permitted.</p>
<p>[2] Mandated by State statute. A Minor Special Development Permit or minor deviation from the Planning Director cannot be applied for to deviate from this standard.</p>
<p>[3] 'Multifamily' for purposes of compliance with State ADU regulations shall mean <u>any parcel developed with at least one instance of two attached dwellings where neither are classified as ADUs. two or more units on a parcel.</u></p>
<p>[4] Non-livable space can include storage rooms, boiler rooms, passageways, attics, basements, or garages.</p>
<p>[5] Maximum size limit of a detached ADU is 1,200 square feet for new construction, no further increases allowed.</p>
<p>[6] Minor deviations to this standard (i.e., front or side-street setback; lot coverage; or open space requirements) may be approved administratively by the Planning Director when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop up to an 800 square foot attached or detached ADU within the buildable area of the lot. Deviations to this standard to allow for dwellings larger than 800 square feet and up to 1,200 square feet require approval of an applicable Special Development Permit.</p>
<p>[7] Deviations from maximum JADU size are not permitted.</p>
<p>[8] <u>Detached or attached ADUs may only be a single story. Detached ADUs requesting a height above 16 feet and up to 18 feet in height (peak) due to proximity to major transit pursuant to CA PRC §21155 or to match the roof pitch of the primary dwelling may be approved by the Planning Director. For height increases to accommodate roof pitch alignment with primary dwelling, documentation shall be provided demonstrating both the existing roof pitch of primary dwelling and proposed ADU. Height requests above those provided in the table may be approved through an applicable Special Development Permit. New construction detached ADUs taller than one story are subject to a Minor Special Development Permit.</u></p>
<p>[9] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-protected openings as determined by Fire and Building Permits and Inspection.</p>
<p>[10] Attached and Detached ADU setbacks are both measured from the wall of the unit to the property lines. Up to a 24-inch overhang into the required setback area is allowed.</p>
<p>[11] Habitable square footage of an ADU shall not be counted towards the Accessory Structure space maximum of Table 5.10.A.</p>
<p>[12] Properties located within area-specific zoning ordinances such as but not limited to Special Planning Areas, Neighborhood Preservation Areas or Planned Developments shall utilize the front yard and side street yard (corner) setbacks specified in the applicable ordinance.</p>
<p>[13] Conversions of existing dwellings to Accessory Dwelling Units in conjunction with development of a new primary dwelling may utilize these standards.</p>
<p><u>[14] For the purpose of calculations based on the habitable square footage of the primary dwelling, the square footage of the JADU shall be included in the total square footage of the primary dwelling.</u></p>
<p><u>[15] In no case shall an ADU or JADU exceed the square footage of the primary dwelling.</u></p>

5.4.6. ~~[DELETED 12-01-2017]~~ Reserved

Table 5.12.A. Reserved

5.4.7. Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7) [ADDED XX-XX-XXXX]

5.4.7.A. Applicability

California Senate Bill 9 (SB 9), also known as the California Housing Opportunity and More Efficiency (HOME) Act (CA GOV §65852.21 and §66411.7) requires cities, counties, and local agencies to ministerially approve two residential units on a parcel within a single-family residential zone if the development project meets specific objective criteria. SB 9 allows for two types of projects:

- Urban Lot Split
- A SB 9 unit (second primary dwelling) on each qualifying parcel in addition to the primary dwelling

Projects that do not meet all of the SB 9 criteria of Section 5.4.7. may be able to develop pursuant to the Low Density Residential Development standards provided in Section 5.4.2.

1. Eligibility Criteria. SB 9 projects must meet all of the following criteria:
 - a. Property is located within a single-family residential zone (RD-1 through RD-10).
 - b. Property is a legal parcel located wholly within a U.S. Census Bureau designated urban area or urban cluster.
 - c. ~~Property is not located within a historic district included on the State Historic Resources Inventory or within a County-designated landmark or historic property.~~
 - d. The development is not located in a contributing structure within a historic district included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or historic property or district pursuant to a County ordinance.
 - e. The development is not located on a parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a property individually designated or listed as a County landmark under a County ordinance.
 - f. A proposed urban lot split does not require demolition or alteration of either of the following:
 - i. A contributing structure located within either a historic district that is included in the California Register of Historical Resources or within a historic district listed or designated pursuant to a County ordinance.
 - ii. An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a County ordinance.
 - g. Property is not located on farmland designated as prime or statewide importance; high fire hazard severity zone, earthquake faults zone; and/or hazardous waste site.
 - h. The project is not located on wetlands, habitat for protected species, or conservation lands or easements.

- i. The project is not located in a designated floodplain or floodway unless a no rise certification or development permit pursuant to Title 44 of the Code of Federal Regulations has been obtained.
- j. The project would not require the demolition or alteration of affordable housing, rent-controlled housing, housing withdrawn from the rental market in the past 15 years via an Ellis Act eviction, or housing occupied by a tenant in the last three years. If a unit was occupied by a tenant within the last 3 years, no more than 25 percent demolition is allowed of the exterior walls.

2. The standards of Section 5.4.7.B. apply to Urban Lot Splits that meet all of the following:
 - a. Complies with the eligibility criteria of Section 5.4.7.A.1.
 - b. Is an eligible site that was not created as a result of a previously approved Urban Lot Split, and neither the owner of the project site, nor any person acting in concert with the owner, has previously subdivided a parcel adjacent to the project site using an Urban Lot Split.
3. The standards of Section 5.4.7.C. apply to:
 - a. Development of all parcels created through an Urban Lot Split.
 - b. Eligible SB 9 sites that were not created through an Urban Lot Split may choose to utilize the development standards of Section 5.4.7 or 5.4.2.C for development of a primary dwelling. If a primary dwelling is developed pursuant to Section 5.4.7.C, all future development of the parcel shall also comply with the provisions of 5.4.7.
 - c. Development of an SB 9 Unit on eligible sites with an existing or proposed primary dwelling.

5.4.7.B. Lot Standards – SB 9

1. Urban Lot Splits in all zones, where allowed, shall be subject to the Lot Standards of Table 5.12.B.
2. Minor Deviations to lot width and frontage standards may be approved by the Planning Director as part of the Urban Lot Split request if the applicant can demonstrate that full implementation of the standard would physically prevent an Urban Lot Split and development of two dwellings with a unit size of up to 800 square feet on either of the resulting parcels. Requests for deviations to allow dwellings greater than 800 square feet in size cannot be processed as part of an Urban Lot Split request.

Table 5.12.B. SB 9 Urban Lot Split Standards

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
<u>Maximum Density (dwelling units per parcel)</u>							<u>2</u>
<u>Maximum number of resultant parcels</u>							<u>2</u>
<u>Minimum Lot Area (square feet)</u>							<ul style="list-style-type: none"> • <u>Each resultant parcel shall be at least 1,200 net square feet in size.</u> • <u>Resultant parcels shall be approximately equal in size but in no case shall be smaller than 40% of the lot area of the original parcel (60:40 ratio).</u>
<u>Interior Lot Width and Public</u>	<u>75</u>	<u>65</u>	<u>52</u>	<u>40</u>	<u>30</u>		

Table 5.12.B. SB 9 Urban Lot Split Standards

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
<u>Street Frontage Width (feet)</u>							
<u>Corner Lot Width (feet) and Public Street Frontage Width (feet)</u>	75		65		62	52	35
<u>Private drive in-lieu of Public Street Frontage</u>	<u>Up to two lots may be served by a private drive without meeting the public street frontage requirement above.</u>						
<u>Water and Sewer</u>	<u>Sites with an onsite water (well) and/or wastewater treatment system (septic) shall demonstrate through studies and tests that each resulting parcel will have capacity for a well and septic system as required by the Environmental Management Department.</u>						

5.4.7.C. Project Development Standards – Two-Unit Developments (SB 9)

1. The development standards of Table 5.12.C apply to the primary dwelling and SB 9 unit (two-unit developments). For projects utilizing an Accessory Dwelling Unit (ADU) and/or Junior ADU (JADU) refer to the development standards in Table 5.11.

Table 5.12.C Project Development Standards – Two-Unit Developments (SB 9)

<u>Yard Requirements (feet) (Primary Dwelling and SB 9 Unit [1][2][3]</u>	
<u>Minimum Front Yard (feet) [4]</u>	<u>20 (Without PUPF) / 24 (With PUPF)</u> <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<u>Minimum Side Street Yard (feet) [4]</u>	<u>12.5 (Without PUPF) / 16.5 (With PUPF)</u> <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<u>Minimum Interior Side Yard and Rear Yard (feet) – Dwellings 1,200 square-feet or less in size [5]</u>	<u>4</u>
<u>Minimum Interior Side Yard (feet) – Dwellings over 1,200 square-feet in size</u>	<u>5 (1-2 story) / 10 (3 story)</u> <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<u>Minimum Rear Yard (feet) – Dwellings over 1,200 square-feet in size</u>	<ul style="list-style-type: none"><u>Lot depths greater than 125 feet: 25 feet.</u><u>Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.</u>

Table 5.12.C Project Development Standards – Two-Unit Developments (SB 9)

	<ul style="list-style-type: none">• <u>May allow projection into rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. In no case shall encroachment result in a setback of less than 10 feet for one story dwellings and 15 feet for two and three story dwellings.</u>• <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<p><u>Building Height and Width (feet)</u></p>	
<u>Maximum Height</u>	<u>30 (1-2 story) / 40 (3 story)</u>
<u>Minimum Width [6]</u>	<u>20</u>
<p><u>Maximum Accessory Structure Square footage and Coverage Requirements</u></p>	
<p><u>All nonhabitable area detached from primary dwelling shall count towards the square footage of “Residential Accessory Structures” as provided in Table 5.10.A and is based on the habitable square footage of the primary dwelling (largest dwelling) and square footage of the lot and not the cumulative habitable square footage of all dwelling units on the lot. Maximum lot coverage provisions of Table 5.10.A shall apply (excluding habitable square footage of an ADU or SB 9 Unit).</u></p>	
<p><u>Number of dwelling units per parcel</u></p>	
<u>With Urban Lot Split</u>	<u>A maximum of two dwelling units is permitted per resultant parcel. A property can be developed with a primary dwelling and one of the following: SB 9 Unit, ADU or JADU. If an ADU or JADU is proposed instead of an SB 9 Unit see Section 5.4.5.B for allowable size and other development standards.</u>
<u>No Urban Lot Split</u>	<u>A maximum of four dwelling units is permitted per resultant parcel: a primary dwelling, SB 9 Unit, ADU and a JADU. See “SB 9 Quick Facts Sheet” for examples of other development scenarios when less than four dwellings. If an ADU or JADU is proposed see Section 5.4.5.B for allowable size and other development standards.</u>
<p><u>Number of Kitchens</u></p>	
<p><u>No dwelling shall have more than one kitchen. [7]</u></p>	
<p><u>Parking Requirements</u></p>	
<p><u>One space per dwelling. Parking requirement may be waived if project is within ½ mile of major transit pursuant to CA PRC §21155 and §21064.3 or there is a car share vehicle within one block of the parcel.</u></p>	
<p><u>Landscaping Standards</u></p>	
<p><u>Refer to Section 5.2.4, “Landscape Standards”</u></p>	
<p><u>Mechanical Equipment</u></p>	

Table 5.12.C Project Development Standards – Two-Unit Developments (SB 9)

Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zones

Acoustical Standards - Maximum Interior Noise Levels

For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.

PUPF = Public Utilities, Public Facilities Easement (per Section 5.2.1)

Parcels that are on well and/or septic systems are required to have a percolation test completed within the last five years or if percolation test has been recertified, within the last 10 years. Consult with the Environmental Management Department (EMD) to verify requirements for development.

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings and SB 9 Units may encroach into any required yard area at a distance not to exceed 24 inches so long as a minimum three-foot setback from property line is maintained.

[2] Existing structures or structures rebuilt in the same location with the same footprint may utilize the existing setbacks of the structure. There is no minimum separation distance between structures on a property except where required by California Building and Fire Codes.

[3] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[4] Minor deviations to the development standard may be approved by the Planning Director through a Planning Director Review application when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop the parcel with up to an 800 square foot primary dwelling and/or second unit (ADU or SB 9 unit). Requests for deviations to standards in order to allow for a dwelling larger than 800 square feet requires issuance of a Special Development Permit.

[5] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-protected openings as determined by Fire and/or Building Permits and Inspections.

[6] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.

[7] Outdoor kitchens are exempt.

5.4.8. Projects Pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5, and §66499.41)

5.4.8.A. Applicability

California Senate Bill 684 (SB 684) [effective July 1, 2024], amended by California Senate Bill 1123 (SB 1123) [effective July 1, 2025], known as the Starter Home Revitalization Act of 2021 (CA GOV §65852.28, §65913.4.5, and §66499.41) requires local agencies to ministerially consider, without discretionary review or a hearing, a parcel map or tentative and final map that results in 10 or fewer parcels consisting of 10 or fewer residential units if the development project meets specific objective criteria.

- 1. Eligibility criteria. SB 1123 projects (Small Lot Subdivisions) must meet all the following criteria:**
 - a. Property is located within a multi-family residential zone (RD-15 through RD-40, RM-2), or a single family zone (RD-1 through RD-10) if vacant and less than 1.5 acres in size.**

- b. Multi-family parcels must be no larger than five acres and substantially surrounded by qualified urban uses, as defined in CA GOV §66499.41(a)(2)(B).
- c. Property is a legal parcel located wholly within a U.S. Census Bureau designated urban area or urban cluster.
- d. Resultant parcels in multi-family zones are no smaller than 600 square feet. Resultant parcels in single-family zones are no smaller than 1,200 square feet and have height limits.
- e. Housing units on a lot proposed to be subdivided must be one of the following:
 - (i) Constructed on fee simple ownership lots.
 - (ii) Part of a common interest development.
 - (iii) Part of a housing cooperative, as defined in Section 817 of the CA Civil Code.
 - (iv) Owned by a community land trust.
- f. The proposed development will meet one of the following density requirements:
 - (i) If the parcel is identified in the General Plan Housing Element, the development will result in at least as many units as projected in the Housing Element for that parcel. If identified to accommodate any portion of the County's regional housing need for low- or very low-income households, the development will result in at least as many low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of no less than 45 years.
 - (ii) If the parcel is not identified in the General Plan Housing Element, the development will result in at least as many units as the maximum allowable residential density (30 units/acre).
- g. The average total area of the proposed housing units on the lot proposed to be subdivided shall not exceed 1,750 net habitable square feet.
- h. Property is not located on farmland designated as prime or statewide importance; high fire hazard severity zone, earthquake faults zone; and/or hazardous waste site.
- i. The project is not located on wetlands, habitat for protected species, or conservation lands or easements.
- j. The project is not located in a designated floodplain or floodway unless a no rise certification or development permit pursuant to Title 44 of the Code of Federal Regulations has been obtained.
- k. The project would not require the demolition or alteration of affordable housing, rent-controlled housing, housing withdrawn from the rental market in the past 15 years via an Ellis Act eviction, or housing occupied by a tenant in the last five years, including housing that has been demolished or that tenants have vacated prior to the submission of the application for the housing development.

2. The standards of Section 5.4.8.B. apply to Small Lot Subdivisions that meet all of the following:

- I. Complies with the eligibility criteria of Section 5.4.8.A.2.
- m. Is an eligible site that was not created as a result of a previously approved Small Lot Subdivision (SB 684) or Urban Lot Split (SB 9).

5.4.8.B. Lot Standards – SB 1123

1. Small Lot Subdivisions in all zones, where allowed, shall be subject to the Lot Standards of Table 5.13.A.

Table 5.13.A. SB 1123 Small Lot Subdivision Standards – All Zoning Districts

<u>STANDARD</u>	<u>Single Family Zoning Districts</u> RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10	<u>Multi Family Zoning Districts</u> RM-2, RD-15, RD-20, RD-25, RD-30, RD-40
<u>Minimum Lot Area (square feet)</u>	<u>Each resultant parcel shall be at least 1,200 net square feet in size.</u>	<u>Each resultant parcel shall be at least 600 net square feet in size.</u>
<u>Maximum number of resultant parcels and/or units</u>		<u>10</u>
<u>Private drive in-lieu of Public Street Frontage</u>		<u>Up to 2 lots may be served by a private drive of 20 feet in width unless a lesser dimension is approved by Fire and County (DOT/SIPS). Projects exceeding two lots shall meet County Street Improvement Standards as required by DOT/SIPS</u>
<u>Water and Sewer</u>		<u>Any parcels proposed to be created under SB 1123 will be served by a public water system and a municipal sewer system</u>

5.4.8.C. Project Development Standards – SB 1123**Table 5.13.B Project Development Standards – Small Lot Subdivision Developments (SB 1123)**

<u>Yard Requirements (feet) (Primary Dwelling [1][2][3])</u>	
<u>Minimum Front Yard (feet) [4]</u>	<u>20 (Without PUPF) / 24 (With PUPF)</u> <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<u>Minimum Side Street Yard (feet) [4]</u>	<u>12.5 (Without PUPF) / 16.5 (With PUPF)</u> <u>Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan</u>
<u>Minimum Interior Side Yard and Rear Yard (feet) – Dwellings [5]</u>	<u>4 feet from the original rear or side lot lines</u>
<u>Building Size and Height</u>	
<u>Maximum Average Total Area of Housing Units on Resultant Parcels</u>	<u>1,750 net habitable square feet</u>
<u>Maximum Height (feet)</u>	<u>30 (1-2 story) / 40 (3 story)</u>
<u>Number of dwelling units per parcel</u>	
<u>A maximum of one dwelling unit per resultant parcel is permitted. A maximum of 10 dwelling units</u>	

Table 5.13.B Project Development Standards – Small Lot Subdivision Developments (SB 1123)

total on a maximum of 10 individual parcels is permitted per small lot subdivision. Accessory dwelling units and junior accessory dwelling units are not permitted on parcels created through a small lot subdivision.

Maximum Accessory Structure Square footage and Coverage Requirements

All nonhabitable area detached from primary dwelling shall count towards the square footage of “Residential Accessory Structures” as provided in Table 5.10.A and is based on the habitable square footage of the primary dwelling and square footage of the lot. Maximum lot coverage provisions of Table 5.10.A shall apply.

Number of Kitchens

No dwelling shall have more than one kitchen. [6]

Parking Requirements

One space per dwelling. Parking requirement may be waived if project is within ½ mile of major transit pursuant to CA PRC §21155 and §21064.3 or there is a car share vehicle within one block of the parcel.

Landscaping and Fencing Standards

Refer to Section 5.2.4.C, “Landscape Standards” and Section 5.2.5, “Walls and Fences”

Mechanical Equipment

Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zones

Acoustical Standards - Maximum Interior Noise Levels

For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches so long as a minimum three-foot setback from property line is maintained.

[2] Existing structures or structures rebuilt in the same location with the same footprint may utilize the existing setbacks of the structure. There are no minimum separation distances between structures on a property except where required by California Building and Fire Codes.

[3] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[4] Minor deviations to the front setback or side street yard setback may be approved by the Planning Director through a Planning Director Review application when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop the parcel at its maximum allowable density (without exceeding 10 units).

[5] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-

Table 5.13.B Project Development Standards – Small Lot Subdivision Developments (SB 1123)

protected openings as determined by Fire and/or Building Permits and Inspections.

[6] Outdoor kitchens are exempt.

5.5. COMMERCIAL ZONING DISTRICTS

No changes

5.6. INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS

No changes

5.7. MIXED-USE ZONING DISTRICTS

No changes

5.8. INSTITUTIONAL USES

No changes

5.9. OFF-STREET PARKING**5.9.1. – 5.9.6.**

No changes

5.9.7. Off-Site Parking Requirements**5.9.2.A. – 5.9.7.B.**

No changes

5.9.7.C. Shared Parking

Shared parking allows reduction of parking spaces for ~~any site development or adjacent parcel proposing~~ two or more land uses where the hours of operation for the uses allow shared use of parking spaces to occur without conflict and when it can be demonstrated that a development's parking spaces are underutilized, as defined in CA GOV §65863.1 and Section 7.3 of this Code. Parking reductions are permitted, subject to the following standards.

1. Location. The entities that will share parking must meet one of the following locational criteria:

- a. Located on the same or contiguous parcels,
- b. Separated by no more than 2,000 feet of travel by the shortest walking route, or
- c. Separated by more than 2,000 feet of travel by the shortest walking route, but there is a plan for shuttles or other accommodations to move between the parking and site, including a demonstrated commitment to sustain such transportation accommodations.

2. – 4. No changes

5.10. SIGN REGULATIONS

No changes

5.11. FINDINGS FOR PROJECTS IN FLOOD HAZARD ZONES

No changes

CHAPTER 6: ADMINISTRATION

6.1. GENERAL PROVISIONS

6.1.1. Purpose and Overview

This Chapter describes the review and enforcement of the Code and its regulations and the administration and regulation of different types of applications for development in Sacramento County, organized by the following Sections:

- **Section 6.2 Zoning Amendments**
- **Section 6.3 Design and Site Plan Review**
- **Section 6.4 Special Permits**
- **Section 6.5 Other Applications**
- **Section 6.6 Enforcement**
- **Section 6.7 Fair Oaks Boulevard Corridor Plan**
- **Section 6.8 State Legislation**

Sections 6.2-6.5 shall be referenced in conjunction with the Zoning Code User Guide (User Guide), which has been prepared to facilitate navigation of this Code and the County's Design Guidelines and to clarify the processes for obtaining planning entitlements and approval for development activity in Sacramento County.

6.2. ZONING AMENDMENTS

No changes

6.3. DESIGN AND SITE PLAN

6.3.1. Development Plan Review

No changes.

6.3.2. Design Review

6.3.2.A. General [AMENDED 04-07-2016][AMENDED 12-01-2017][AMENDED 06-07-2018] [AMENDED 07-11-2024]

The Design Review Program is a program in which discretionary and non-discretionary projects are reviewed to determine a project's compliance with the Countywide Design Guidelines.

1. **Discretionary Projects:** Any commercial, industrial, residential, mixed-use, institutional, or public works project, regardless of zoning district, requiring discretionary entitlement(s) or approval(s) is subject to Design Review. *Please see exceptions in Section 6.3.2.A.3.*
2. **Non-Discretionary Projects:** Non-discretionary projects are those projects not requiring discretionary entitlements or approvals including Building Permits and Sign Permits, staff level Development Plan Approvals and other non-discretionary projects reviewed by the Planning Commission and Board of Supervisors, and Improvement Plans involving the construction or reconstruction of parking lots and new use of land for commercial and industrial purposes.

Any commercial, industrial, residential, mixed-use, institutional, or public works projects regardless of zoning district, requiring non-discretionary approval(s) is subject to Design Review. *Please see exceptions in Section 6.3.2.A.3.*

3. **Exceptions:** The following projects do not require Design Review.

- a. New single-family residential and lot division requests as described in Table 6.2.
- b. Projects requiring only a Minor Use Permit, Rezone, Community Plan Amendment, or General Plan Amendment.
- c. Wall Signs and modifications to existing signs provided that the sign conforms to current standards for the zoning district in which it is located.
- d. Non-discretionary projects proposing only interior improvements.
- e. Non-discretionary projects proposing only mechanical equipment replacement where mechanical equipment is appropriately screened and no other site or landscape improvements are required pursuant the Code.
- f. Non-discretionary projects involving improvements required to be in compliance with the American Disabilities Act except where such improvements will have a significant impact on the site and landscape configuration and/or the building facades.
- g. All Accessory I solar facilities. **[ADDED 07-16-2020]**
- h. Accessory II solar facilities when placed on the roof of an existing permitted building. **[ADDED 07-16-2020]**
- i. All electric vehicle charging stations, as defined in CA GOV §65850.7. **[ADDED 07-11-2024]**
- j. All hydrogen fueling stations, as defined and in compliance with CA GOV §65850.7. This provision shall expire on January 1, 2030 unless further extended by CA State statute. **[ADDED 07-11-2024]**
- k. Minor expansions of mobile home parks, as provided in Section 4.4.5 and in compliance with CA GOV § 65852.8 **[ADDED XX-XX-XXXX]**
- l. Legislative parcel maps created through SB 9 and small lot subdivision maps created through SB 1123. **[ADDED XX-XX-XXXX]**

Design Review is required for Single-family residential projects and lot division requests as described in Table 6.2.

Table 6.2 Design Review for Single-Family Residential Projects or Lot Division Requests		
Key:		
<u>B: Design Review required prior to building permit submittal.</u>		<u>COA: Design Review required only if condition of approval.</u>
<u>M: Design Review required with map approval.</u>		<u>Review is triggered prior to building permit submittal.</u>
		<u>NR: Design Review is not required.</u>
Residential Development and Lot Division Scenarios [1]	Site Design and/or Plot Plan	Building and Landscape Design
Residential subdivisions 20 lots or more, zoned RD-10 or greater.	M	M
Residential subdivisions 20 lots or more, zoned RD-7 or less.	M	B
Residential subdivisions less than 20 lots, custom lot subdivisions, and all other lot divisions not within a single-family residential zoning district.	M	COA [2]
New homes on existing lots, remodels, additions, or Accessory Dwelling Units (ADU)	NR	COA
<p>[1] If proposed residential development or other lot division request is in coordination with a rezone, the requirements for Design Review will be determined based on the proposed zoning designation.</p> <p>[2] Building and landscape design proposed after a lot division within a non-single-family residential zoning district is approved, pursuant to Section 6.3.2.A, requires a Design Review regardless of Conditions of Approval.</p>		

6.4. SPECIAL PERMITS

No changes

6.5. OTHER APPLICATIONS

6.5.1 – 6.5.3.

No changes

6.5.4. Affordable Housing Incentive Program

6.5.4.A. Purpose and Intent [AMENDED 09-09-2022][AMENDED 07-11-2024]

No changes

6.5.4.B. Definitions [AMENDED 09-09-2022][AMENDED 07-11-2024]

As used in this Section, the following words and phrases shall have the meanings set forth herein:

1-12. No changes.

13. "Housing Development" **as defined in CA GOV §65915(i)** means development projects consisting of five or more residential units, including single-family, multifamily, mixed-use, and mobile homes for sale or rent, ~~and as further defined in CA GOV §65915(i). It also includes a subdivision or common interest development that consists of residential units or unimproved residential lots, and either a project to substantially rehabilitate and convert an existing commercial building to a residential use, or substantially rehabilitate an existing multifamily dwelling as defined in CA GOV §65863.4(d); where the result of the rehabilitation would be a net increase in available residential units. In the case of mixed-use development, at least two-thirds of the new or converted square footage must be designated for residential use. No portion of the project may be designated for use as a hotel or other transient lodging, except as specified in CA GOV §65589.5(h).~~

14.-32. No changes.

6.5.4.C. Eligibility Criteria [AMENDED 09-09-2022] [AMENDED 07-11-2024]

1. The County shall consider a density bonus and/or provide incentives/concessions or waivers, as described in this Section, when an applicant for a Housing Development (including Shared Housing Buildings) of five or more units seeks and agrees to construct a project that will contain at least one of the following:

a. - k.

No changes.

I. Nonresidential projects, including hotel uses, may only be granted concessions, incentives, and development waivers for the portion of the development that is reserved for housing. A concession granted under 6.5.4 shall not result in a proposed project with a commercial floor area ratio (FAR) that is greater than two and a half times the current allowed base zone commercial FAR, as specified in the Sacramento County General Plan Land Use Element.

2. Application

No changes.

6.5.4.D. Density Bonus Criteria and Number of Incentives [AMENDED 12-01-2017][AMENDED 09-09-2022]

1. **Density Bonus.** The maximum amount of density bonus to which the applicant is entitled shall be calculated according to Table 6.4.

a. An applicant may elect a lesser percentage of a density increase, including no increase in density. In cases where the applicant requests a density bonus increase less than identified in Table 6.4, no reduction in the number of target units will be allowed.

- b. Multiple types of affordable units. If a Housing Development includes multiple types of affordable units, the applicant shall choose a single type of affordable unit (level of affordability such as extremely low, or moderate) to calculate the allowable density bonus.
- c. Provided that a Housing Development would not restrict more than 50 percent of the total units to moderate income, lower income, or very low income; an additional density bonus pursuant to Table 6.4.1 shall be allowable to projects which provide any of the following number of target units:
 - i. At least 15 percent very low income units
 - ii. At least 24 percent lower income units
 - iii. At least 44 percent moderate income units

Table 6.4 Density Bonus Chart

Table 6.4 Density Bonus Chart [1]							
Affordable Unit Percentage [2]	Density Bonus Percentage						
	Very Low Income	Low Income	Moderate Income [3]	Land Donation	Senior Citizen Project [4]	Special Needs Housing	Low Income College Students
5%	20%						
6%	22.5%						
7%	25%	X	X	X		X	
8%	27.5%						
9%	30%						
10%	32.5%	20%	5%	15%			
11%	35%	21.5%	6%	16%			
12%	38.75%	23%	7%	17%			X
13%	42.5%	24.5%	8%	18%			
14%	46.25%	26%	9%	19%			
15%		27.5%	10%	20%			
16%		29%	11%	21%			
17%		30.5%	12%	22%			
18%		32%	13%	23%			
19%		33.5%	14%	24%			
20%		35%	15%	25%			35%
21%		38.75%	16%	26%			38.75%
22%		42.5%	17%	27%			42.5%
23%		46.25%	18%	28%			46.25%
24%			19%	29%			
25%			20%	30%			
26%			21%	31%			
27%			22%	32%			50%

Table 6.4 Density Bonus Chart [1]

Affordable Unit Percentage [2]	Density Bonus Percentage									
	Very Low Income	Low Income	Moderate Income [3]	Land Donation	Senior Citizen Project [4]	Special Needs Housing	Low Income College Students			
28%			23%	33%						
29%			24%	34%						
30%			25%	35%						
31%			26%							
32%			27%							
33%			28%							
34%			29%							
35%			30%							
36%			31%							
37%			32%	35%	20% of the number of senior housing units	20%				
38%			33%							
39%			34%							
40%			35%							
41%			38.75%							
42%			42.5%							
43%			46.25%							
44%-99%			50%							
100% [5]	80%	80%	80%							

[1] All Density bonus calculations resulting in fractions are rounded up to the next whole number.

[2] Affordable unit percentage is calculated excluding units added by a density bonus.

[3] Moderate income density bonus applies to for sale units and not rental units.

[4] No affordable units are required for senior units. If providing affordable units refer to appropriate income bracket.

[5] Applies when 100% of the total units (other than manager's units) are restricted to very low, lower, and moderate income (maximum 20% moderate). If the Housing Development is located within 1/2 mile of a major transit stop, there is not a maximum density threshold [CA GOV §65915(e)(3)].

Table 6.4.1 Additional Density Bonus Chart

Additional Affordable Unit Percentage	Density Bonus Increase	
	Very Low Income	Moderate-Income
<u>5</u>	<u>20</u>	<u>20</u>
<u>6</u>	<u>23.75</u>	<u>22.5</u>
<u>7</u>	<u>27.5</u>	<u>25</u>

Table 6.4.1 Additional Density Bonus Chart

<u>Additional Affordable Unit Percentage</u>	<u>Density Bonus Increase</u>	
	<u>Very Low Income</u>	<u>Moderate-Income</u>
<u>8</u>	<u>31.25</u>	<u>27.5</u>
<u>9</u>	<u>35</u>	<u>30</u>
<u>10</u>	<u>38.75</u>	<u>32.5</u>
<u>11</u>	<u>X</u>	<u>35</u>
<u>12</u>	<u>X</u>	<u>38.75</u>
<u>13</u>		<u>42.5</u>
<u>14</u>		<u>46.25</u>
<u>15</u>		<u>50</u>

2. Incentives and Concessions. An applicant for an affordable housing project may submit a proposal for the specific incentives or concessions that the applicant requests pursuant to Government Code Section 65915(d) subdivision (d).

a. The applicant shall receive up to a maximum of ~~four~~ five incentives (concessions) based on the level and amount of affordability provided by the Housing Development as indicated in Table 6.5.

Table 6.5 Maximum Number of Incentives (Concessions)

Type of Housing Unit	Amount of Housing Units Required for Concession/ Incentive	Number of Concessions/Incentives
Very Low Income (VLI)	5% but less than 10% 10% but less than 15% <u>15%</u> <u>16%</u> but less than 100%	1 2 3 <u>4</u>
Lower Income (LI)	10% but less than 17% 17% but less than 24% 24% but less than 100%	1 2 3
Moderate Income (MI) common interest development	10% but less than 20% 20% but less than 30% 30% but less than <u>45%</u> <u>45%</u> but less than 100%	1 2 3 <u>4</u>

Table 6.5 Maximum Number of Incentives (Concessions)

Type of Housing Unit	Amount of Housing Units Required for Concession/ Incentive	Number of Concessions/Incentives
One of the above plus child care facility	No threshold	1 additional concession or additional square footage
100% affordable housing	100%, exclusive of manager's unit(s) are for lower income, except 20% may be for moderate income.	4 <u>5 (if located within 1/2 mile of major transit stop, a height increase of three additional stories or 33 feet is also permitted)</u>
100% affordable and located within 1/2 mile of major transit stop		4 plus a height increase of three additional stories or 33 feet
Senior Citizen Housing/ <u>Residential Care Facility for the Elderly</u>	Market rate – no affordable limit	0
	Income restricted units	1-4 incentives based on level of affordability listed above (VLI, LI, or MI)
Special Needs Housing (transitional foster youth, disabled veterans, homeless persons)	Units shall be provided as very low income units per Government Code 65915(b)(1)(E).	1-4 incentives based on level of affordability listed above (VLI or LI)
Low Income College Students	Units shall be provided as lower income units per Government Code 65915(b)(1)(F)(i)(II).	1-4 incentives based on level of affordability listed above (VLI or LI)

b. Incentives or concessions requested may include:

- i-xi. No changes.
- xii. Approval of mixed-use zoning when the commercial, office, or other land uses are compatible with the Housing Development and the existing or planned development in the area where the proposed Housing Development will be located, and do not include a hotel, motel, bed and breakfast inn, or other visitor-serving portion of a mixed-use development project. The request includes an application for the zoning reclassification and if applicable Community Plan and General Plan Amendment(s).
- xiii. Other regulatory incentives or concessions, which result in identifiable cost reductions or avoidance.

3. Waivers.

No changes.

6.5.4.D. - 6.5.4.M.

No changes

6.5.5. – 6.5.8.

No changes to Sections 6.5.1 through 6.5.7

6.6. ENFORCEMENT

No changes

6.7. FAIR OAKS BOULEVARD CORRIDOR PLAN

6.7.1. – 6.7.2

No changes

6.7.3. Special Provisions

Relating to East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area.

6.7.3.A. Permitted Land Uses

Land uses permitted within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area shall be those uses permitted in the underlying zoning district, except as set forth in Section 6.7.3.A.1 through 6.7.3.A.10, and shall conform to the development standards as set forth in this Code. The following uses, if otherwise permitted in their respective zoning district, shall require a Conditional Use Permit from the Planning Commission:

1. Liquor Store.
2. Check Cashing Stores.
3. Tobacco Shop.
4. Gun shop-Gunsmith.
5. Storage Building-Mini.
6. Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop.
7. ~~Thrift/Second Hand Stores, excluding incidental sales of second hand items.~~ **[DELETED XX-XX-XXXX]**
8. Recycling Centers.
9. Tattoo Parlors.
10. Pawn Shops.

6.7.3.B. Development Standards

No changes

6.8. State Legislation

6.8.1. Purpose

This section aims to address State legislation impacting the Zoning Code that includes sunset provisions or contains unique stipulations applicable only to specific circumstances, making it difficult to incorporate seamlessly into other parts of the Zoning Code. As a result, it utilizes separate eligibility checklists and/or fact sheets.

6.8.2. Residential Legislation

6.8.2.A. Extremely Affordable Adaptive Reuse (2023)

In all zoning districts, extremely affordable adaptive reuse projects developed in compliance with all provisions in CA GOV §65913.12 are permitted by right.

6.8.2.B. Middle Class Housing Act (2022)

- 1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.**
- 2. In the commercial, mixed-use, C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4) are permitted by right.**

6.8.2.C. Affordable Housing and High Road Jobs Act (2022)

- 1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.**
- 2. In the commercial, mixed-use, C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 - §65912.105, §65912.110 - §65912.114, §65912.120 - §65912.124, and §65912.130 - §65912.131), shall be permitted by right.**

6.8.2.D. Affordable Housing on Faith and Higher Education Lands Act (2023)

- 1. This section is valid until January 1, 2036, unless otherwise extended by State legislation.**
- 2. In any zoning district, projects developed in compliance with all provisions of the Affordable Housing on Faith and Higher Education Lands Act of 2023 (CA GOV §65913.16) and located on a property owned by one of the following types of institutions (as defined in CA GOV §65913.16) on or before January 1, 2024, shall be permitted by right:**
 - a. Institution of higher education**
 - b. Religious institution**
 - c. One of the above owned through an affiliated or associated nonprofit public benefit corporation organized pursuant to the Nonprofit Corporation Law**

6.8.3. Institutional and Commercial Legislation

6.8.3.A. Community Clinics (2024)

Community clinics, as defined in Chapter 7.3, are permitted by right in all zones where office, retail, health care, or parking are a principally permitted use. As such, in the C-O, mixed use, commercial, and industrial zoning districts, community clinics are permitted by right. Community clinics shall be subject to development standards applicable for commercial uses.

6.8.3.B. Hydrogen Fueling Stations (2024)

- 1. This section is valid until January 1, 2030, unless otherwise extended by State legislation.**
- 2. On sites previously developed with an Automobile Service Station or in a commercial or industrial zoning district, Hydrogen Fueling Stations, as defined, and in compliance with CA GOV §65850.7, shall be exempt from all provisions of the Sacramento County Zoning Code. Review of a Hydrogen Fueling Station shall be limited to those standards and regulations necessary to ensure the Hydrogen Fueling Station will not have a specific, adverse impact upon the public health or safety.**
- 3. Minor accessory uses and amenities commonly associated with Automobile Service Stations may also be permitted, subject to applicable development standards and Design Review approval, in connection with a Hydrogen Fueling Station. These uses and amenities may include, but are not limited to:**
 - a. Manned or unmanned payment kiosks, booth, or station**
 - b. Canopy**
 - c. Restrooms**

- d. Air and water dispensers
- e. Any signage permitted in the zoning district in which the Hydrogen Fueling Station is located
- 4. Any other development (such as, but not limited to, the sale of gasoline or other motor fuels, convenience store, automobile wash facility, automobile repair) proposed in conjunction with a Hydrogen Fueling Station must abide by all applicable Zoning Code regulations and may be subject to a Conditional Use Permit pursuant to Table 3.1.

6.8.3.C. Community College Housing (2026) [ADDED XX-XX-XXXX]

University housing development projects, as defined in CA PRC § 21080.58, developed on property owned or leased by a community college district are exempt from this Code, provided that the project meets criteria provided in CA EDC § 81055, including being within a half-mile range of qualified college campuses and, if the project includes units for faculty or staff, the inclusion of lower and extremely low income affordable units is required.

6.8.4. Industrial Legislation

6.8.4.A. Non-Agricultural Electric Security Fences

1. This section is valid until January 1, 2028, unless otherwise extended by State legislation.
2. In the MP, M-1, and M-2 zones and on property in any other zone excluding any Residential (RD) series zone, where a legally authorized commercial or industrial use stores, parks, services, sells, or rents vehicles, vessels, equipment, materials, freight, or other utility infrastructure within an outdoor lot or yard, provided that the secure area does not include any existing residential or hospitality uses, an electrified security fence may be erected pursuant to CA CIV § 835.

CHAPTER 7: DEFINITIONS AND ACRONYMS

7.1. WORD USAGE AND CONSTRUCTION OF LANGUAGE

No changes

7.2. INTERPRETATIONS

No changes

7.3. CODE TERMS AND USE DEFINITIONS

Only those definitions of Section 7.3 that are proposed to be added or amended are shown below.

This Section defines the terms used in this Code and the uses contained in Chapter 3, Use Regulations.

Cannabis, Commercial Activities [ADDED 05-11-2017][AMENDED 07-16-2020]

Includes all commercial activities as set forth in Business and Professions Code sections 19300.5 and 26001, including, but not limited to the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, delivery or sale of cannabis or cannabis products.

Community Clinic

A clinic that is licensed pursuant to CA HSC § 1204 that provides reproductive health services, as defined in subdivision (f) of CA PEN § 423.1(f), such as medical, surgical, counseling, or referral services relating to the human reproductive system, including services relating to pregnancy or termination of a pregnancy. A community clinic must not be operated by a natural person or persons and must be operated by a tax-exempt nonprofit corporation that is supported and maintained in whole or in part by donations.

bequests, gifts, grants, government funds or contributions, that may be in the form of money, goods, or services.

Dwelling, Second Unit (SDU) SB 9 Unit (second primary dwelling) [ADDED 09-09-2022]

An attached or detached building designed exclusively for occupancy by one household. The dwelling An SB 9 Unit may be constructed as a conventional site-built product or as a factory-built (or modular home, as defined in CA HSC, Division 13, Part 6, §19971) building. This definition shall apply to an additional dwelling unit developed under SB 9 provisions: California Housing Opportunity and More Efficiency (HOME) Act (CA GOV §65852.21 and §66411.7). Also known referred to as a Second Primary Dwelling Unit. The SB-9 Unit, for purposes of this Code is not considered the "Primary Dwelling" as defined in this Code.

Emergency Shelter [AMENDED XX-XX-XXXX]

A public or private facility that provides immediate, short-term shelter (up to 120 days) for homeless individuals or families with required end that may involve on-site interim intervention supplemental services. An emergency shelter may consist of one or more buildings. An "emergency shelter program" includes all buildings that are on the same or adjacent parcels and operated by the same entity.

Housing Development Project [ADDED XX-XX-XXXX]

A development project consisting of five or more residential units, including single-family, multifamily, mixed-use, and mobile homes for sale or rent, and as further defined in CA GOV §65915(i). Definition also includes a subdivision or common interest development that consists of residential units or unimproved residential lots, and either a project to rehabilitate and convert an existing commercial building to a residential use, or substantially rehabilitate an existing multifamily dwelling as defined in CA GOV §65863.4(d); where the result of the rehabilitation would be a net increase in available residential units. In the case of mixed-use development, at least two-thirds of the new or converted square footage must be designated for residential use. No portion of the project may be designated for use as a hotel or other transient lodging, except as specified in CA GOV §65589.5(h).

Low Barrier Navigation Center [ADDED 09-09-2022]

A housing first, low-barrier, service-enriched emergency shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following: (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women or youth. (2) Pets. (3) The storage of possessions. (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Parking, Underutilized

Where 20 percent or more of a development's parking spaces are not occupied during the period that the parking is proposed to be shared by another user, group, development, or the public (CA GOV §65863.1).

Thrift Store [DELETED 01-01-2025]

Thrift store means a retail establishment selling donated secondhand goods, either donated to the organization or obtained in bulk from an organization collecting donations, and does not include an antique or consignment store that sells secondhand items either on behalf of the original owner, who receives a percentage of the selling price, or that have been purchased elsewhere. See General Retail Sales.

7.4. ACRONYMS

Only those acronyms of Section 7.4 that are proposed to be added or amended are shown below.

SB 9 – Senate Bill 9; Housing and Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7) [ADDED XX-XX-XXXX]

SB 1123 – Starter Home Revitalization Act of 2021 (CA GOV §65852.28, §65913.4.5, and §66499.41).

Title V

Only those ordinances within Title V that are proposed to be amended are shown below.

504-500 Courtland Special Planning Area

COURTLAND SPECIAL PLANNING AREA County of Sacramento

Zoning Code of Sacramento County
Title V, Chapter 4. Article 5
Amended: March 1, 2017 Month XX, YYYY
Ordinance No.: SCZ-2017-0002

504-500 to 504-509.

No changes.

504-510. PROHIBITED USES (all areas)

The following uses will not be permitted in the SPA:

- Psychiatric Facility
- Social Rehabilitation Center
- Restaurants with drive through operations
- Live or Motion Picture Theater
- Used Vehicles Sales
- Liquor Store (free standing)
- Gun Shops
- Thrift Stores
- Used Appliance Sales

- Sanitarium
- Massage Parlor
- Tattoo Shop
- Adult -Bookstore – Adult
- Auto Dismantling
- Rehabilitation Facilities
- Pawn Shops
- Pool Halls
- Bars (without restaurants)

504-511 to 504-518.

No changes.

Exhibits 1 through 4.

No changes.

NORTH HIGHLANDS TOWN CENTER DEVELOPMENT CODE
Adopted 4-23-08

Zoning Code of Sacramento County
Title 5
Chapter 4

504-601.1 through 504.601.9

No changes.

TABLE 1 NORTH HIGHLANDS TOWN CENTER – TABLE OF USES

Only affected sections of this table are depicted in this strikethrough.

TABLE 1 NORTH HIGHLANDS TOWN CENTER – TABLE OF USES					
	Parks/Open Space	Community Support District	Office /Residential	Main Street	Gateway
Discount /Thrift Store	-	UP	UP	UP	UP

504-601.10 through 504-601.55

No changes.

504-601.56 THRIFT STORE [DELETED XX-XX-XXXX]

~~Retail establishments heavily or completely dedicated to the sale of low priced non-antique secondhand clothing or other items.~~

Section 504-601.57

No changes.

Fulton Avenue Special Planning Area Ordinance
Adopted by Resolution: 2011-0165
February 23, 2011

SECTION ONE TO TWO

No changes.

SECTION THREE: SPECIAL PLANNING AREA ORDINANCE

III. SPECIAL PLANNING AREA ORDINANCE (SPAO)

A. The Special Planning Area Ordinance Authority Narrative

No changes.

B. Land Use and Development Standards

1. Plan Area Vision: Land uses and building activity types

No changes.

2. Permitted, Restricted, and Prohibited Land Uses (Table I)

Only affected and relevant sections of this table are depicted in this strikethrough.

Use (1) Use, Service or facility	Properties with AC Underlying Zone	Corridor Mixed-Use Areas (CMU-A) <u>Avenue Thoroughfare</u> Corridor Mixed-Use Centers (CMUC-C)-2 <u>Crossroads</u> <u>Centers</u>	Use Standard
J. General Merchandise Sales			
Thrift Store	E	E	
General retail or Department Store	P	P	

3 through 9.

No changes.

C through E.

No changes.

Title VI

Only those ordinances within Title VI that are proposed to be amended are shown below.

610-100 Old Florin Town Special Planning Area

OLD FLORIN TOWN County of Sacramento

SPECIAL PLANNING AREA

Zoning Code of Sacramento County

Title IV

Chapter 10

Adopted: July 20, 2011

Amended: September 19, 2024 Month XX, YYYY

Ordinance No.: SCZ-2011-019

610-100 to 610-609.

No changes.

610-120. PROHIBITED USES (all areas of the SPA)

The following uses will not be permitted in the SPA:

-Psychiatric Facility	-Sanitarium
-Social Rehabilitation Center	-Massage Parlor
-Restaurants w/drive-throughs	-Tattoo Shop
-Live or Motion Picture Adult Theater	-Adult -Bookstore – Adult
-Used Vehicles Sales	-Auto Dismantling
-Check cashing stores	-Rehabilitation Facilities
-Gun shops	-Pawn Shops
<u>-Thrift Stores (antique shops okay)</u>	-Pool Halls
-Used Appliance Sales	-Bars (without restaurants)
-Tobacco Shops	

610-121 to 610-136.

No changes.

**Special Planning Area Ordinance for
Fair Oaks Boulevard Main Street District**

Sacramento County & Carmichael Community

Prepared by Sacramento County Planning Department
With assistance by RACESTUDIO & A. Plescia Company

Adopted October 2011
Amended December 7, 2023 Month XX, YYYY

Main Street SPA Development Standards

No changes to pg. 1-1 through 1-3.

Only affected and relevant sections of this table are depicted in this strikethrough.

Table 1: Allowable Uses		Main Street District	Use Standards
Land Use			
Retail Trade Uses			
General retail less than 50,000 sq feet (including outdoor and nursery space)	P		
General retail more than 50,000 sq feet (including outdoor and nursery space)	C		
<u>Second-hand/Thrift Stores</u>	<u>—</u>		

No changes for pages 1-7 through 1-11

No changes to appendices.

North Watt Avenue Corridor Plan
Adopted Plan August 21, 2012
By Resolution: 2012-0012
Amended: ~~September 19, 2024 Month XX, YYYY~~

Zoning Code of Sacramento County
Title VI, Chapter 12, Article 1
612-10

1.1 through 2.6.12
No changes.

LAND USE TABLE

Only affected and relevant sections of this table are depicted in this strikethrough.

Use (1) Use, Service or facility	Residential Mixed Use 1 (RMU-1)	Residential Mixed Use 2 (RMU-2)	Commercial Mixed Use (CMU)	Transit Oriented Development Zone (TOD) Use Standard			Use Standard
				Subdistrict 1	Subdistrict 2	Subdistrict 3	
J. General Merchandise Sales							
Thrift Store	P	P	P	P	P	P	
General retail or Department Store	P	P	P	P	P	P	

3.1 through 5.7
No changes.

Appendices A through F
No changes.