



2024-2025 Interim Zoning Code Guidance To Implement Changes in State Legislation

Overview

Over the past two years (2023 and 2024), Governor Newsom signed into law several bills related to zoning and land use resulting in portions of the Sacramento County Zoning Code (SZC) becoming outdated because of new State statutes.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 Government Code (CA GOV) 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 adoption of 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 various 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 include:

- Single Family Developments
 - Housing Development Approvals (Modifications to SB 9) (SZC Table 3.1; 5.4.2, and 7.2)
 - Small Lot Subdivisions (SZC 5.4.2, SZC 5.4.7, Table 5.13.A, Table 5.13.B, SZC 6.3.2)
- Multifamily Developments
 - Expanded ADU Allowances (SZC 5.4.5.B. Table 5.11)
 - Mobile Home Park Expansions (SZC 4.4.5)
 - Objective Standards
 - Properties Owned by Religious or Higher Education Institutions (SZC 3.2.5. Table 3.1.; 3.5.1.C.)
 - Extremely Affordable Adaptive Reuse Projects (SZC 3.2.5. Table 3.1. and SZC 3.5.1.C.)
- State Density Bonus Law
 - Student Housing Density Bonus (SZC 6.5.4.D, Table 6.4)
 - Residential Care Facilities for Elderly (RCFE) Density Bonus (SZC 6.5.4.A, 6.5.4.B, Table 6.5)
 - Additional Density Bonuses and Incentives/Concessions (SZC 6.5.4.D.)
- Institutional and Commercial Uses
 - Low Barrier Navigation Centers (SZC 7.3.)
 - Community Clinics (SZC 3.7.7.A, 6.8, and 7.3.)
 - Shared Parking (SZC 5.9.7.C.)
 - Thrift Stores (SZC 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)
 - Delivery of Medicinal Cannabis (SZC 7.3)
- Procedural Changes

- Extensions for Housing Entitlements
- Extended Planning Commission Noticing

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

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Single-Family Developments

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: SZC 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 SB 1123 was signed into law on September 19, 2024. SB 684 took effect July 1, 2024 and SB 1123 takes 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 for the zoning district in which it is located, 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.
- 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 does not take effect until July 1, 2025, expands upon provisions of 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.
- 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 5.4.7](#), [Table 5.13.A](#), [Table 5.13.B](#), [6.3.2.A.3](#), [Table 6.2](#)

Multifamily Developments

[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: [SZC 3.2.5](#), [Table 3.1](#), and [3.5.1.C](#).

State Density Bonus Law

[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 Density Bonus Law (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 6 months. Revises the method for calculating the percentage density bonus for a student housing development that includes 20percent 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 2 incentives or concessions if the project includes at least 23 percent of total student housing units for lower income students.

Zoning Code Sections Impacted: [SZC 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: [SZC 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 Density Bonus Law (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 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: [SZC 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 [SZC 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,
- 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: [SZC 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: [SZC 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: [SZC 7.3](#)

Procedural

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

There is no Interim Guidance for Chapter 1 of the Zoning Code.

CHAPTER 2: ZONING DISTRICTS

There is no Interim Guidance 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

UPP = Conditional Use Permit by the Planning Commission

A = Permitted Accessory Use

Grey Boxes – Refer to Applicable

UPM = Minor Use Permit

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 Use, Service or Facility	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard	
	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++	P	P	P	UPM++	P	P	P++	P++	P++	3.5.1.C
4. Dwelling, Multifamily-more than 10 units								UPZ (RD-10)	P					P++	P	P	P	UPZ++	P	P	P++	P++	P++	3.5.1.C
8. Dwelling, SB 9 Unit (Second Primary Dwelling)						P	P	P																3.5.1.K
COMMERCIAL USES																								
G. Retail, Auction, and Wholesale Uses																								
8. Thrift/Consignment [DELETED XX-XX-XXXX]																			UPAA	UPAA				3.7.1.B

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 5.4.6 of this Code.

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

No changes

3.6. PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS

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]

- 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.
- 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. – 3.7.9

No changes

3.8. INDUSTRIAL USE STANDARDS

No changes

3.9. ACCESSORY USE STANDARDS

No changes

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. Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)**
- **Section 5.4.7. Projects pursuant to SB 684: 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:

- a. Lots created for Single-Family Attached or Detached, Duplex/Halfplex residential in all zoning districts, where allowed.
 - b. All Single-Family Attached or Detached and Duplex/Halfplex subdivisions.
 - c. See Section 5.4.3.B for lots created for Multifamily Residential projects in all zones where allowed.
 - d. See Section 5.4.6. for lots created pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7).
 - e. See Section 5.4.7. for lots created pursuant to SB 684: 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:
 - a. 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.
 - b. See Section 5.4.3.C for Multifamily Residential project standards in all zones where allowed.
 - c. See Section 5.4.6. 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.
 - d. See Section 5.4.7. for SB 684: 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:

- a. Lots created for Multifamily Residential projects in all zones, where allowed.
- b. See Section 5.4.2.B for Single-Family Attached or Detached and Duplex/Halfplex Residential lot standards in all zones, where allowed.
- c. See Section 5.4.7. for lots created pursuant to SB 684: 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 5.4.7. for SB 684: 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 SZC 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).

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 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 converted from existing non-living space. [4]</p> <p><u>Existing (as of January 1, 2025)</u> <u>Properties developed as multifamily as of January 1, 2025, may have new construction detached ADUs at a quantity not to exceed eight or the number of existing dwelling units as of January 1, 2025, whichever is less. This is in addition to multifamily ADUs permitted by conversion.</u></p>

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

	<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>
<p>Additional Standards - Conversion of Existing Space/Structure [13]</p>	
<p>Conversion of Covered Parking</p>	<p>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.</p>

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

5.4.6.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 5.4.6. 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 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. 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.
- e. The project is not located on wetlands, habitat for protected species, or conservation lands or easements.
- f. 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.
- g. 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 5.4.6.B. apply to Urban Lot Splits that meet all of the following:
 - a. Complies with the eligibility criteria of Section 5.4.6.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 5.4.6.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 5.4.6 or 5.4.2.C for development of a primary dwelling. If a primary dwelling is developed pursuant to Section 5.4.6.C all future development of the parcel shall also comply with the provisions of 5.4.6.
 - c. Development of an SB 9 Unit on eligible sites with an existing or proposed primary dwelling.

5.4.6.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.A.
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 the ability for an Urban Lot Split and development of two dwellings on either of the resulting parcels with a unit size of up to 800 square feet in size. Requests for deviations to allow for dwellings greater than 800 square feet in size cannot be processed as part of an Urban Lot Split request.

Table 5.12.A. 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 Street Frontage Width (feet)</u>	<u>75</u>		<u>65</u>		<u>52</u>	<u>40</u>	<u>30</u>
<u>Corner Lot Width (feet) and Public Street Frontage Width (feet)</u>	<u>75</u>		<u>65</u>		<u>62</u>	<u>52</u>	<u>35</u>
<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>						

Table 5.12.A. SB 9 Urban Lot Split Standards

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10
Water and Sewer	Sites with an onsite water (well) and/or wastewater treatment system (septic) shall demonstrate through studies and test that each resulting parcel will have capacity for a well and septic system as required by the Environmental Management Department.						

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

- The development standards of Table 5.12.B 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.B Project Development Standards – Two-Unit Developments (SB 9)

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

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

Building Height and Width (feet)

Maximum Height 30 (1-2 story) / 40 (3 story)

Minimum Width [6] 20

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 (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).

Number of dwelling units per parcel

With Urban Lot Split 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.

No Urban Lot Split 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.

Number of Kitchens

No dwelling shall have more than one kitchen. [7]

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 Standards

Refer to Section 5.2.4, “Landscape Standards”

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

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

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 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 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 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 require approval 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.**

5.4.7. Projects pursuant to SB 684: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5, and §66499.41)

5.4.7.A. Applicability

California Senate Bills 684 (SB 684) [effective July 1, 2024], 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 684 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).**
 - b. Property is no larger than five acres and is 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. Newly created parcels are no smaller than 600 square feet.**
 - 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 for the zoning district.
- 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. The housing development project on the lot proposed to be subdivided complies with local inclusionary housing ordinances.
- i. 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.
- j. The project is not located on wetlands, habitat for protected species, or conservation lands or easements.
- k. 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.
- l. 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 5.4.7.B. apply to Small Lot Subdivisions that meet all of the following:
- m. Complies with the eligibility criteria of Section 5.4.7.A.2.
 - n. 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).

5.4.7.B. Lot Standards – SB 684

- 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 684 Small Lot Subdivision Standards

<u>STANDARD</u>	<u>RD-15</u>	<u>RD-20</u>	<u>RD-25</u>	<u>RD-30</u>	<u>RD-40</u>
<u>Maximum Density (dwelling units per acre, while not exceeding 10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>40</u>

Table 5.13.A. SB 684 Small Lot Subdivision Standards

STANDARD	RD-15	RD-20	RD-25	RD-30	RD-40
units)					
Maximum number of resultant parcels	10				
Minimum Lot Area (square feet)	Each resultant parcel shall be at least 600 net square feet in size.				
Private drive in-lieu of Public Street Frontage	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				
Water and Sewer	Any parcels proposed to be created under SB 684 will be served by a public water system and a municipal sewer system				

5.4.7.C. Project Development Standards – SB 684

Table 5.13.B Project Development Standards – Small Lot Subdivision Developments (SB 684)

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

Table 5.13.B Project Development Standards – Small Lot Subdivision Developments (SB 684)

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 is 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-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 allows shared use of parking spaces to occur without conflict **or 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

Interim guidance pending for compliance with SB 684 (Caballero, 2024) and SB 1123 (Caballero, 2024).

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]**

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
[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. [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.		

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. - 6.5.4.C.

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%	X	X	X	20% of the number of senior housing units	X	X
6%	22.5%						
7%	25%						
8%	27.5%						
9%	30%						
10%	32.5%	20%	5%	15%		20%	
11%	35%	21.5%	6%	16%			
12%	38.75%	23%	7%	17%			
13%	42.5%	24.5%	8%	18%			
14%	46.25%	26%	9%	19%			
15%	50%	27.5%	10%	20%			

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		
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%		50%		19%				29%	
25%				20%				30%	
26%				21%				31%	
27%				22%				32%	
28%				23%				33%	
29%				24%				34%	
30%				25%				35%	
31%				26%					
32%	27%								
33%	28%								
34%	29%								
35%	30%								
36%	31%	35%							
37%	32%								
38%	33%								
39%	34%								
40%	35%								
41%	50%	50%	38.75%	35%	20% of the number of senior housing units	20%			
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 ½ mile of a major transit stop,

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
there is not a maximum density threshold [CA GOV §65915(e)(3)].							

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>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>
<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%	1

Table 6.5 Maximum Number of Incentives (Concessions)

Type of Housing Unit	Amount of Housing Units Required for Concession/ Incentive	Number of Concessions/Incentives
	10% but less than 15%	2
	15%	3
	16% but less than 100%	4
Lower Income (LI)	10% but less than 17%	1
	17% but less than 24%	2
	24% but less than 100%	3
Moderate Income (MI) common interest development	10% but less than 20%	1
	20% but less than 30%	2
	30% but less than 45%	3
	45% but less than 100%	4
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 5 (if located within 1/2 mile of major transit stop, a height increase of three additional stories or 33 feet is also permitted)
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/ Residential Care Facility for the Elderly	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)

xi. No changes

6.5.4.E. Development Standards [AMENDED 09-09-2022]

No changes

6.5.4.F. - 6.5.4.M.

No changes

6.5.5. – 6.5.8.

No changes to Sections 6.5.1 through 6.5.7

Please note that Section 6.5.8 is being amended by SB9 to allow for Minor Administrative Approvals and Determinations by the Planning Director. This legislative update package will further amend Section 6.5.8 to include administrative deviations to ADU standards as provided in Table 5.11 and State law. Waiting on finalization/adoption of the SB 9 language in order to draft these provision.

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 formalize 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 of 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 adopted 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 adopted 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 adopted 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 are 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:
 - 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.

6.8.4. Industrial Legislation

Reserved

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 of termination of a pregnancy. A community clinic must not be operated by natural persons or persons and must be operated by a tax-exempt nonprofit corporation that is 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.**

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]