

SACRAMENTO COUNTY ZONING CODE

TABLE OF CONTENTS

CHAPTER 1: GENERAL PROVISIONS	1-1
1.1. TITLE AND EFFECTIVE DATE	1-1
1.2. AUTHORITY.....	1-1
1.3. PURPOSE OF THIS CODE.....	1-1
1.4. APPLICABILITY AND JURISDICTION	1-2
1.4.1. General Applicability.....	1-2
1.4.2. Application to Governmental Agencies.....	1-2
1.4.3. Continuity of Provisions.....	1-2
1.5. DELEGATION OF ASSIGNED AUTHORITY.....	1-3
1.6. OFFICIAL ZONING MAP	1-4
1.6.1. General.....	1-4
1.6.2. Interpretation of Zoning District Boundaries.....	1-4
1.7. RELATIONSHIP TO OTHER LAWS AND PLANS	1-5
1.7.1. Relationship to Other Public Laws, Ordinances, Regulations, or Permits	1-5
1.7.2. Relationship to General Plan	1-5
1.7.3. Relationship to Other Adopted Project-Specific Zoning Ordinances	1-5
1.7.4. Relationship to Private Agreements.....	1-5
1.7.5. Consistency with State and Federal Law	1-6
1.8. SEVERABILITY.....	1-7
1.9. NONCONFORMANCE.....	1-8
1.9.1. General Provisions	1-8
1.9.2. Nonconforming Lots of Record.....	1-9
1.9.3. Nonconforming Use of Land or Buildings.....	1-11
1.9.4. Nonconforming Building and Structures.....	1-16
1.9.5. Nonconforming Signs	1-17
1.9.6. Nonconforming Walls and Fences.....	1-18
CHAPTER 2: ZONING DISTRICTS	2-1
2.1. GENERAL.....	2-1
2.1.1. Purpose.....	2-1
2.1.2. [DELETED 04-07-2016].....	2-1
2.1.3. Prohibition [AMENDED 04-07-2016].....	2-1
2.1.4. Sequence of Zoning Districts.....	2-1
2.1.5. Abbreviations.....	2-2
2.2. COMPREHENSIVE ZONING PLAN	2-3
2.2.1. General.....	2-3
2.3. COMBINING ZONE DISTRICTS.....	2-4
2.3.1. Purpose.....	2-4
2.3.2. Table of Combining Zone Districts.....	2-4
2.4. AGRICULTURAL ZONING DISTRICTS.....	2-6
2.4.1. General Purpose	2-6
2.4.2. Table of Agricultural Zoning Districts.....	2-6

2.5.	AGRICULTURAL – RESIDENTIAL ZONING DISTRICTS	2-8
2.5.1.	General Purpose	2-8
2.5.2.	Table of Agricultural-Residential Zoning Districts.....	2-9
2.6.	RESIDENTIAL ZONING DISTRICTS	2-10
2.6.1.	General Purpose	2-10
2.6.2.	Table of Residential Zoning Districts.....	2-11
2.7.	RECREATION ZONING DISTRICTS	2-13
2.7.1.	General Purpose	2-13
2.7.2.	Table of Recreation Zoning Districts	2-13
2.8.	MIXED-USE ZONING DISTRICTS.....	2-14
2.8.1.	General Purpose	2-14
2.8.2.	Table of Mixed-Use Zoning Districts.....	2-14
2.9.	COMMERCIAL ZONING DISTRICTS	2-15
2.9.1.	General Purpose	2-15
2.9.2.	Table of Commercial Zoning Districts	2-16
2.10.	INDUSTRIAL ZONING DISTRICTS	2-17
2.10.1.	General Purpose	2-17
2.10.2.	Table of Industrial Zoning Districts	2-18
CHAPTER 3: USE REGULATIONS.....		3-1
3.1.	PURPOSE AND ORGANIZATION	3-1
3.1.1.	Purpose.....	3-1
3.1.2.	Chapter Organization.....	3-1
3.2.	TABLES OF ALLOWED USES.....	3-2
3.2.1.	Tables Organization [AMENDED 04-07-2016].....	3-2
3.2.2.	Explanation of Table Abbreviations.....	3-2
3.2.3.	Use for Other Purposes.....	3-3
3.2.4.	Uses Not Provided in the Tables [AMENDED 02-24-2017][AMENDED 05-11-2017].....	3-3
3.2.5.	Allowed Uses in All Zoning Districts [AMENDED 09-09-2022][AMENDED 06-06-2024].....	3-4
3.3.	USE STANDARDS, GENERALLY	3-29
3.3.1.	Applicability	3-29
3.4.	AGRICULTURAL USE STANDARDS.....	3-30
3.4.1.	General Agricultural Uses.....	3-30
3.4.2.	Beekeeping [AMENDED 02-24-2017].....	3-30
3.4.3.	Feedlots.....	3-32
3.4.4.	Hog Farm	3-32
3.4.5.	Kill Floor	3-32
3.4.6.	Stables and Corrals [AMENDED 12-01-2017]	3-32
3.4.7.	Field Retail Stands, Farm Stands, Produce Stands, Urban Agricultural Stands, Agricultural Markets [AMENDED 02-24-2017].....	3-33
3.4.8.	Small Winery/Specialty and Craft Breweries	3-41
3.4.9.	Large Winery/Brewery	3-44
3.4.10.	Food Processing Industry.....	3-46
3.4.11.	Water Impoundment, Constructed Lake/Pond	3-46
3.4.12.	Industrial Hemp.....	3-47

3.5.	RESIDENTIAL USE STANDARDS	3-50
3.5.1.	Household Living Uses [AMENDED 09-09-2022].....	3-50
3.5.2.	Group Living Uses [AMENDED 09-09-2022].....	3-56
3.6.	PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS	3-63
3.6.0.	Uses in the Agricultural and Agricultural-Residential Zoning Districts [AMENDED 06-07-2018].....	3-63
3.6.1.	Assembly Uses.....	3-63
3.6.2.	Education and Cultural Uses.....	3-64
3.6.3.	Government Uses.....	3-64
3.6.4.	Parks and Open Space Uses [AMENDED 02-24-2017].....	3-65
3.6.5.	Social Care Uses.....	3-67
3.6.6.	Utility and Public Service Facility Uses.....	3-68
3.6.7.	Communication Facilities and Uses	3-78
3.7.	COMMERCIAL USE STANDARDS	3-85
3.7.1.	General Standards for All Uses in Commercial Zoning Districts.....	3-85
3.7.2.	Commercial Service Uses	3-86
3.7.3.	Eating/Drinking Uses	3-88
3.7.4.	Entertainment/Recreation Uses	3-88
3.7.5.	Financial Institutions	3-93
3.7.6.	Lodging Uses	3-93
3.7.7.	Office Uses	3-95
3.7.8.	Retail, Auction, and Wholesale Sales.....	3-96
3.7.9.	Vehicle-related Uses.....	3-97
3.8.	INDUSTRIAL USE STANDARDS	3-106
3.8.1.	Extractive Uses.....	3-106
3.8.2.	Manufacturing and Processing Uses.....	3-106
3.8.3.	Storage Uses.....	3-107
3.8.4.	Transportation Facilities and Services	3-108
3.8.5.	Waste Handling and Disposal.....	3-109
3.9.	ACCESSORY USE STANDARDS [AMENDED 05-11-2018].....	3-118
3.9.1.	Purpose.....	3-118
3.9.2.	General Regulations for All Accessory Uses and Structures [AMENDED 05-11-2018].....	3-118
3.9.3.	Use-Specific Standards for Accessory Uses [AMENDED 05-11-2018].....	3-118
3.9.4.	Prohibited Accessory Uses	3-137
3.10.	TEMPORARY USE STANDARDS.....	3-138
3.10.1.	Purpose.....	3-138
3.10.2.	General Requirements for all Temporary Uses and Structures [AMENDED 01-12-2017].....	3-138
3.10.3.	Additional Standards for Specific Temporary Uses	3-139
CHAPTER 4: SPECIAL AND COMBINING ZONING DISTRICTS.....		4-1
4.1.	GENERAL.....	4-1
4.1.1.	Purposes	4-1
4.1.2.	Table of Special and Combining Zoning Districts.....	4-1
4.1.3.	Relationship to Base Zoning Districts.....	4-1
4.2.	FLOOD (F) COMBINING ZONING DISTRICT AND TRIBUTARY STANDARDS	4-2
4.2.1.	Purpose.....	4-2

4.2.2.	[DELETED]	4-2
4.2.3.	Definitions [AMENDED 01-12-2017].....	4-2
4.2.4.	Flood Combining Zoning District Standards	4-3
4.2.5.	Development Standards for Property Adjacent to Designated Tributaries [AMENDED 01-12-2017]	4-3
4.3.	FOOD PROCESSING (FP) COMBINING ZONING DISTRICT.....	4-5
4.3.1.	Purpose.....	4-5
4.3.2.	Allowed Uses.....	4-5
4.3.3.	Development Standards.....	4-5
4.3.4.	Procedures	4-6
4.4.	MOBILE HOME PARK (MHP) COMBINING ZONING DISTRICT	4-11
4.4.1.	Purpose.....	4-11
4.4.2.	Permitted Uses	4-11
4.4.3.	Site Planning Guidelines and Principles	4-11
4.4.4.	Mobile Home Park Design Standards	4-12
4.5.	NATURAL STREAMS (NS) COMBINING ZONING DISTRICT	4-15
4.5.1.	Purpose.....	4-15
4.5.2.	Supplemental Use Regulations.....	4-16
4.5.3.	Development Standards [AMENDED 01-12-2017].....	4-17
4.6.	NEIGHBORHOOD PRESERVATION AREA (NPA) COMBINING ZONING DISTRICT.....	4-20
4.6.1.	Purpose.....	4-20
4.6.2.	Establishment	4-20
4.6.3.	Strict Interpretation	4-20
4.7.	PARKWAY CORRIDOR (PC) COMBINING ZONING DISTRICT.....	4-21
4.7.1.	Purpose.....	4-21
4.7.2.	Erosion Zones [AMENDED 01-12-2017]	4-22
4.7.3.	Development Standards.....	4-24
4.7.4.	Procedures	4-26
4.8.	SURFACE MINING (SM) COMBINING ZONING DISTRICT	4-34
4.8.1.	Purpose.....	4-34
4.8.2.	Definitions [AMENDED 12-01-2017].....	4-34
4.8.3.	[DELETED]	4-35
4.8.4.	Uses.....	4-35
4.8.5.	Work Authorization Permit	4-36
4.8.6.	Findings for Approval.....	4-37
4.8.7.	Minor Deviations from Approved Use Permit Conditions.....	4-37
4.8.8.	Recordation	4-38
4.8.9.	Fees.....	4-38
4.8.10.	Severability	4-38
4.8.11.	Application Data for Aggregate Mining Operations.....	4-38
4.8.12.	Operating Standards for Aggregate Mining Operations	4-41
4.8.13.	Additional Operating Standards for Hard Rock Mining Operations.....	4-45
4.8.14.	Development Guidelines for Aggregate Mining Operations	4-46
4.8.15.	Application Data for Clay, Lignite, Borrow Sites and Related Mineral Mining Operations.....	4-50
4.8.16.	Operating Standards for Clay, Lignite, Borrow Sites and Related Mineral Mining Operations	4-51

4.9.	DELTA WATERWAYS (DW) ZONING DISTRICT	4-53
4.9.1.	Purpose.....	4-53
4.9.2.	Definitions	4-53
4.9.3.	Development Standards.....	4-56
4.9.4.	Procedures	4-57
4.10.	SPECIAL PLANNING AREA (SPA) ZONING DISTRICT	4-60
4.10.1.	Purpose.....	4-60
4.10.2.	Establishment	4-60
4.10.3.	Strict Interpretation	4-61
CHAPTER 5: DEVELOPMENT STANDARDS		5-1
5.1.	INTRODUCTION.....	5-1
5.1.1.	Purpose.....	5-1
5.1.2.	Chapter Format and Use of Development Standards.....	5-2
5.2.	GENERAL STANDARDS AND EXCEPTIONS	5-3
5.2.0.	Prohibited Activities	5-3
5.2.1.	Setback Standards for All Zoning Districts.....	5-3
5.2.2.	Building Height Standards for All Zoning Districts	5-10
5.2.3.	Density Bonuses and Intensity Increases [AMENDED 09-09-2022]	5-12
5.2.4.	Landscape Standards.....	5-13
5.2.5.	Development Standards for Walls and Fences.....	5-23
5.2.6.	Freestanding Flag Poles [ADDED 07-16-2020].....	5-28
5.3.	AGRICULTURAL, AGRICULTURAL-RESIDENTIAL, AND RECREATIONAL ZONING DISTRICTS [AMENDED 05-11-2018][AMENDED 07-16-2020]	5-29
5.3.1.	Development Standards for Agricultural Uses.....	5-29
5.3.2.	Agricultural Structures in Agricultural and Agricultural-Residential Zoning Districts	5-30
5.3.3.	Development Standards for Accessory Dwellings for Agricultural Employees...5-	31
5.4.	RESIDENTIAL ZONING DISTRICTS	5-33
5.4.1.	Purpose [AMENDED 09-09-2022].....	5-33
5.4.2.	Low Density Residential Development Standards [AMENDED 07-16- 2020][AMENDED 09-09-2022]	5-34
5.4.3.	Multifamily Residential Development Standards [AMENDED 07-16-2020] [AMENDED 09-09-2022]	5-40
5.4.4.	Mobilehome Subdivision Development Standards [AMENDED 07-16-2020]5-	45
5.4.5.	Residential Accessory Structures, and Accessory Dwelling Units [AMENDED 09- 09-2022]	5-45
5.4.6.	[DELETED 12-01-2017].....	5-52
5.5.	COMMERCIAL ZONING DISTRICTS [AMENDED 07-16-2020]	5-53
5.5.1.	Purpose and Applicability [AMENDED 01-12-2019]	5-53
5.5.2.	Commercial and Institutional Development Standards.....	5-53
5.6.	INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS [AMENDED 07-16-2020] ..5-57	
5.6.1.	Purpose and Applicability	5-57
5.6.2.	Industrial and Industrial Park Development Standards [AMENDED 01-12-2019]	5-57

5.7.	MIXED-USE ZONING DISTRICTS.....	5-61
5.7.1.	Introduction	5-61
5.7.2.	Overview of Mixed-Use Zoning Districts	5-62
5.7.3.	General Development Standards	5-65
5.7.4.	Project Review and Required Findings.....	5-72
5.8.	INSTITUTIONAL USES [DELETED 07-16-2020]	5-75
5.9.	OFF-STREET PARKING [AMENDED 09-09-2022]	5-76
5.9.1.	General Provisions	5-76
5.9.2.	Vehicle Parking Requirements [AMENDED 09-09-2022].....	5-78
5.9.3.	Parking Size, Location, and Configuration	5-85
5.9.4.	Improvement Requirements for Parking and Loading Areas [AMENDED 09-09-2022].....	5-93
5.9.5.	Parking Reductions	5-97
5.9.6.	Trip Reduction Requirements	5-102
5.9.7.	Off-Site Parking Requirements.....	5-108
5.9.8.	Motorcycle Parking Requirements.....	5-110
5.9.9.	Bicycle Parking Requirements.....	5-110
5.9.10.	Truck Loading and Unloading Areas	5-112
5.10.	SIGN REGULATIONS	5-113
5.10.1.	General Provisions	5-113
5.10.2.	Signs – Business and Professional Office Zoning Districts.....	5-131
5.10.3.	Signs – Commercial and Industrial Zoning Districts	5-133
5.10.4.	Signs – Industrial Office Park Zoning District.....	5-138
5.10.5.	On-Site Signs – Primary Automotive Service Stations.....	5-138
5.10.6.	Signs – Secondary Automotive Service Station	5-141
5.10.7.	Special Sign Corridors.....	5-141
5.10.8.	Special Sign District	5-144
5.10.9.	Signs – Interim Zoning Districts.....	5-146
5.11.	FINDINGS FOR PROJECTS IN FLOOD HAZARD ZONES [ADDED 01-12-2017]	5-150
CHAPTER 6: ADMINISTRATION.....		6-1
6.1.	GENERAL PROVISIONS.....	6-1
6.1.1.	Purpose and Overview.....	6-1
6.1.2.	Advisory, Decision, and Appeal Bodies	6-1
6.1.3.	Appeals.....	6-1
6.1.4.	Fees.....	6-3
6.1.5.	Lapse of Permits Generally.....	6-5
6.2.	ZONING AMENDMENTS.....	6-6
6.2.1.	Zoning Amendments	6-6
6.2.2.	Development Agreement	6-8
6.3.	DESIGN AND SITE PLAN REVIEW	6-12
6.3.1.	Development Plan Review	6-12
6.3.2.	Design Review.....	6-12
6.4.	SPECIAL PERMITS.....	6-17
6.4.1.	Special Permits Generally	6-17
6.4.2.	Minor Use Permits.....	6-19
6.4.3.	Conditional Use Permits.....	6-20

6.4.4.	Conditional Use Permits for Condominium Conversions.....	6-23
6.4.5.	Conditional Use Permits for Uses Not Otherwise Provided in the Code.....	6-30
6.4.6.	Special Development Permits [AMENDED 09-09-2022].....	6-30
6.5.	OTHER APPLICATIONS.....	6-39
6.5.1.	Variance.....	6-39
6.5.2.	Certificate of Nonconforming Use [AMENDED 01-10-2025].....	6-40
6.5.3.	Interpretation	1
6.5.4.	Affordable Housing Incentive Program [AMENDED 09-09-2022].....	6-42
6.5.5.	Housing Incentive Program (HIP).....	6-57
6.5.6.	Short-Term Rental Permits [AMENDED 06-20-2019].....	6-58
6.5.7.	Temporary Use Permits [AMENDED 07-16-2020]	6-59
6.5.8.	[DELETED 01-15-2021].....	6-59
6.6.	ENFORCEMENT	6-60
6.6.1.	Administrative Official [AMENDED 12-01-2017].....	6-60
6.6.2.	Compliance Required	6-60
6.6.3.	Void Permits	6-60
6.6.4.	Building Permits.....	6-60
6.6.5.	Continuation of Prior Enforcement Actions	6-60
6.6.6.	[DELETED]	6-60
6.6.7.	Complaint and Inspection.....	6-60
6.6.8.	Violations	6-61
6.6.9.	Enforcement Actions, Remedies, and Penalties	6-62
6.6.10.	Costs – Assessments.....	6-66
6.6.11.	Treble Costs.....	6-66
6.6.12.	Appeal	6-67
6.6.13.	Time for Cost of Assessment	6-68
6.7.	FAIR OAKS BOULEVARD CORRIDOR PLAN	6-69
6.7.1.	Purpose.....	6-69
6.7.2.	Applicability	6-69
6.7.3.	Special Provisions	6-69
CHAPTER 7: DEFINITIONS AND ACRONYMS.....		7-1
7.1.	WORD USAGE AND CONSTRUCTION OF LANGUAGE.....	7-1
7.1.1.	Meanings and Intent	7-1
7.1.2.	Headings, Illustrations, and Text.....	7-1
7.1.3.	Lists and Examples	7-1
7.1.4.	Computation of Time.....	7-1
7.1.5.	Reference.....	7-1
7.1.6.	References to Other Regulations, Publications, and Documents	7-1
7.1.7.	Technical and Nontechnical Terms.....	7-1
7.1.8.	Public Officials and Agencies	7-1
7.1.9.	Mandatory and Discretionary Terms.....	7-2
7.1.10.	Conjunctions	7-2
7.1.11.	Tenses and Plurals.....	7-2
7.1.12.	Calculations and Rounding [ADDED 07-16-2020]	7-2
7.1.13.	Number of Residential Units [ADDED 07-16-2020].....	7-2
7.2.	INTERPRETATIONS.....	7-3
7.3.	CODE TERMS AND USE DEFINITIONS.....	7-4

7.4. ACRONYMS.....7-62