

**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
- 1.5. 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 Purposes..... 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 DISTRICTS2-10
 2.6.1. General Purpose2-10
 2.6.2. Table of Residential Zoning Districts.....2-11
 2.7. RECREATION ZONING DISTRICTS2-13
 2.7.1. General Purpose2-13
 2.7.2. Table of Recreation Zoning Districts2-13
 2.8. MIXED-USE ZONING DISTRICTS.....2-14
 2.8.1. General Purpose2-14
 2.8.2. Table of Mixed-Use Zoning Districts.....2-14
 2.9. COMMERCIAL ZONING DISTRICTS2-15
 2.9.1. General Purpose2-15
 2.9.2. Table of Commercial Zoning Districts2-16
 2.10. INDUSTRIAL ZONING DISTRICTS2-17
 2.10.1. General Purpose2-17
 2.10.2. Table of Industrial Zoning Districts2-18

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]..... 3-4
 3.3. USE STANDARDS, GENERALLY3-29
 3.3.1. Applicability3-29
 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 Farm3-32
 3.4.5. Kill Floor3-32
 3.4.6. Stables and Corrals3-32
 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 Breweries3-41
 3.4.9. Large Winery/Brewery3-44
 3.4.10. Food Processing Industry3-46
 3.4.11. Water Impoundment, Constructed Lake/Pond3-46
 3.4.12. Industrial Hemp3-47

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].....	3-55
3.6.	PUBLIC, CIVIC, AND INSITUTIONAL 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
3.9.5.	[DELETED]	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		4-1
5.1.	INTRODUCTION.....	5-1
5.1.1.	Purposes	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 Zones.....	5-30
5.3.3.	Development Standards for Accessory Dwellings for Agricultural Employees... 31	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.....	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.....	5-78
5.9.3.	Parking Size, Location, and Configuration [AMENDED 09-09-2022]	5-85
5.9.4.	Improvement Requirements for Parking and Loading Areas	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		6-151
6.1.	GENERAL PROVISIONS.....	6-151
6.1.1.	Purpose and Overview.....	6-151
6.1.2.	Advisory, Decision, and Appeal Bodies	6-151
6.1.3.	Appeals.....	6-151
6.1.4.	Fees.....	6-153
6.1.5.	Lapse of Permits Generally.....	6-155
6.2.	ZONING AMENDMENTS.....	6-156
6.2.1.	Zoning Amendments	6-156
6.2.2.	Development Agreement	6-158
6.3.	DESIGN AND SITE PLAN REVIEW	6-162
6.3.1.	Development Plan Review	6-162
6.3.2.	Design Review.....	6-162
6.4.	SPECIAL PERMITS.....	6-167
6.4.1.	Special Permits Generally	6-167
6.4.2.	Minor Use Permits.....	6-169
6.4.3.	Conditional Use Permits.....	6-170
6.4.4.	Conditional Use Permits for Condominium Conversions.....	6-173
6.4.5.	Conditional Use Permits for Uses Not Otherwise Provided in the Code.....	6-180

6.4.6. Special Development Permits [AMENDED 09-09-2022] 6-180

6.5. OTHER APPLICATIONS 6-189

6.5.1. Variance 6-189

6.5.2. Certificate of Nonconforming Use 6-190

6.5.3. Interpretation 6-191

6.5.4. Affordable Housing Incentive Program [AMENDED 09-09-2022] 6-192

6.5.5. Housing Incentive Program (HIP) 6-207

6.5.6. Short-Term Rental Permits [AMENDED 06-20-2019] 6-208

6.5.7. Temporary Use Permits [AMENDED 07-16-2020] 6-209

6.5.8. [DELETED 01-15-2021] 6-209

6.6. ENFORCEMENT 6-210

6.6.1. Administrative Official [AMENDED 12-01-2017] 6-210

6.6.2. Compliance Required 6-210

6.6.3. Void Permits 6-210

6.6.4. Building Permits 6-210

6.6.5. Continuation of Prior Enforcement Actions 6-210

6.6.6. [DELETED] 6-210

6.6.7. Complaint and Inspection 6-210

6.6.8. Violations 6-211

6.6.9. Enforcement Actions, Remedies, and Penalties 6-212

6.6.10. Costs – Assessments 6-216

6.6.11. Treble Costs 6-216

6.6.12. Appeal 6-217

6.6.13. Time for Cost of Assessment 6-218

6.7. FAIR OAKS BOULEVARD CORRIDOR PLAN 6-219

6.7.1. Purpose 6-219

6.7.2. Applicability 6-219

6.7.3. Special Provisions 6-219

CHAPTER 7: DEFINITIONS AND ACROMNYMS 6-1

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 7-1

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 7-57