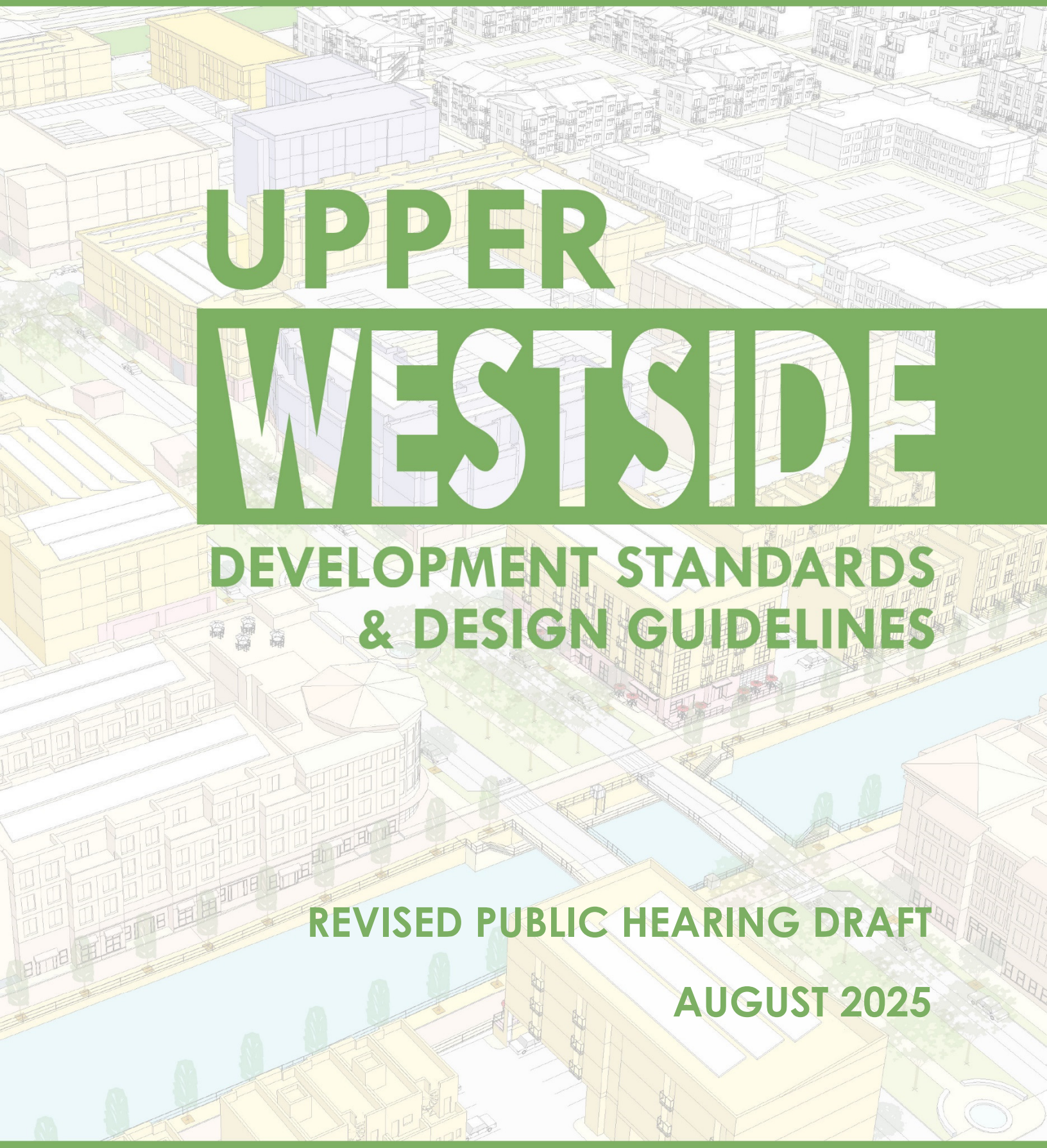

UPPER WESTSIDE

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

REVISED PUBLIC HEARING DRAFT

AUGUST 2025

SACRAMENTO COUNTY

UPPER WESTSIDE

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

REVISED PUBLIC HEARING DRAFT – AUGUST 2025

APPROVED BY

Sacramento County Board of Supervisors

Adopted _____

Ordinance No. _____

PREPARED FOR

SACRAMENTO COUNTY

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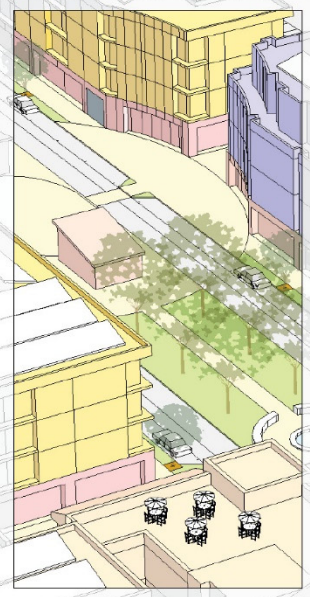
List of Abbreviations

Acronym	Definition
ADU	Accessory Dwelling Unit
AF	Acre-Feet
AG	Agriculture
AR	Agricultural Residential
bike/ped	bicycle and/or pedestrian
CMU	Commercial Mixed Use
DRAC	Design Review Advisory Committee
DRP	Design Review Permit
DS&DGs	Upper Westside Development Standards & Design Guidelines
du	dwelling unit
EHC	Employment/Highway Commercial
EIR	Environmental Impact Report
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
G/UF	Greenbelt/Urban Farm
GSF	Gross Square Feet
HDR	High Density Residential
HS	High School
K-8	School (Kindergarten through Grade 8)
LDR	Low Density Residential
LID	Low Impact Development
LLA	Lot Line Adjustment
LMDR	Low Medium Density Residential
MDR	Medium Density Residential
MMRP	Mitigation Monitoring & Reporting Plan
NCMWC	Natomas Central Municipal Water Co.
NJVA	Natomas Joint Vision Area
NUSD	Natomas Unified School District
NZE	Net Zero Electric
OS	Open Space
P	Park
PV	Photo Voltaic
RD-1000	Reclamation District 1000
SAFCA	Sacramento Area Flood Control Agency
SCDG	Sacramento County Countywide Design Guidelines
sf / sq. ft.	square feet or square footage
TMA	Transportation Management Association
TNC	Transportation Network Companies
UPA	Urban Policy Area
USB	Urban Services Boundary
UWSP	Upper Westside Specific Plan
VHDR	Very High Density Residential
VLDR	Very Low Density Residential
W	Water Surface (Canal/Basin

CHAPTER 1
INTRODUCTION



Inside this Chapter

1.1 OVERVIEW & CONTEXT

The Upper Westside Development Standards and Design Guidelines (DS&DGs) provide the regulatory structure and design direction needed to implement the plans and policies identified in the Upper Westside Specific Plan (UWSP). The UWSP is a master-planned community located northwest of downtown Sacramento, along Interstate 80 as illustrated in Figure 1-1. This document provides the implementation mechanisms to achieve the overarching vision to develop a new, sustainable, mixed-use community in the Sacramento region. It provides the design direction that site planners, engineers, architects, and landscape architects can use to prepare detailed plans and drawings for tentative subdivision maps and individual development projects. Its consistent application is intended to ensure that the community's buildout achieves an attractive and harmonious result; one that holds its value over time and is regarded as a desirable place to live, work, and play.

Sacramento has a rich architectural history, and this DS&DG document includes photographs of local examples, both old and new, which should be visited, studied, emulated, and/or adapted from, as design inspiration for development projects. The imagery provided throughout the DS&DGs is intended to inspire high quality design. Exact replication is not expected and would not be appropriate. Other images from outside the Sacramento Region are also included to provide positive examples that have been built.

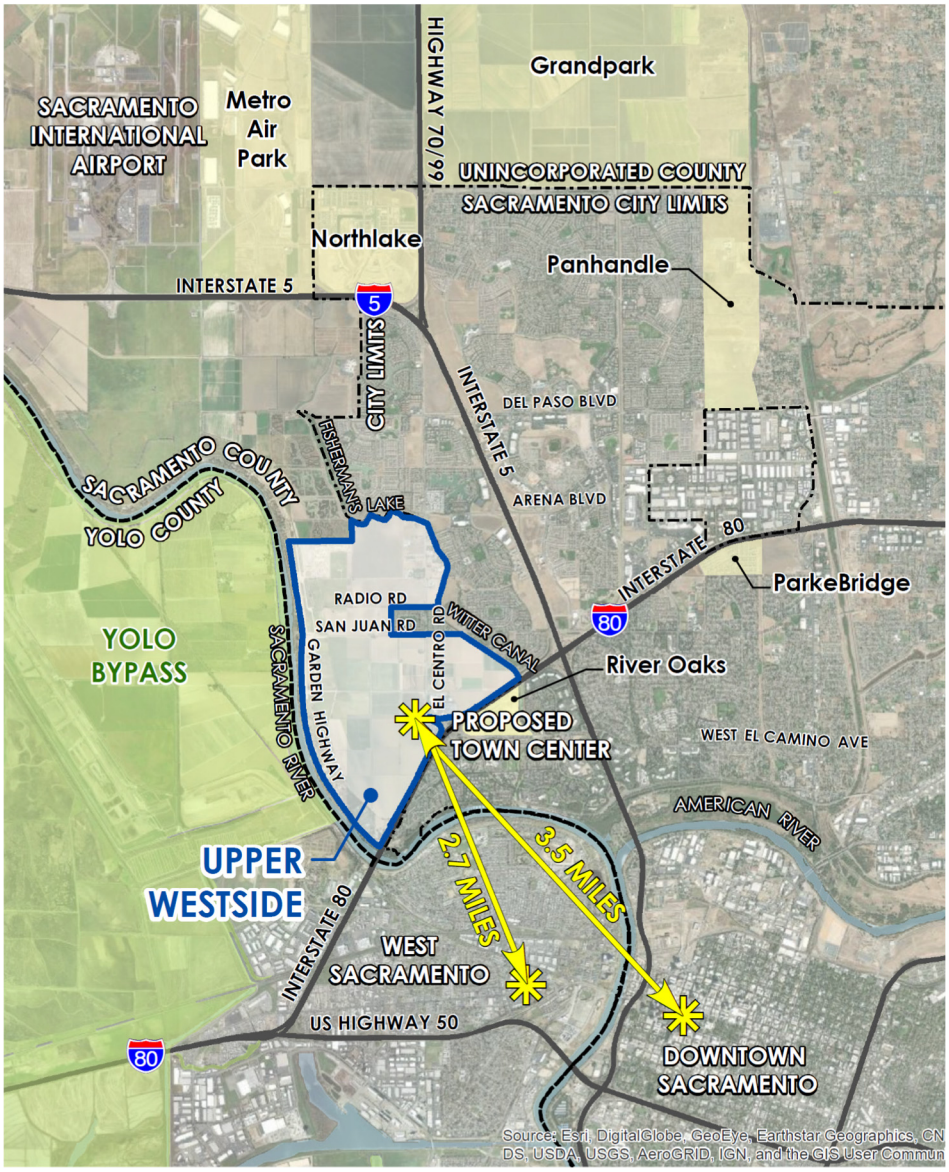


FIGURE 1-1: VICINITY MAP

These DS&DGs support the UWSP as required by the Sacramento County Master Plan (Specific Plan) Procedures and Preparation Guide to ensure high quality design for the public realm; essentially everything that is seen from public streets, bike trails, walkways, and other public spaces. They are intended to be utilized in conjunction with the UWSP which provides general direction for land uses, circulation systems, backbone infrastructure, public spaces and services, and implementation measures. These DS&DGs are consistent with, and build upon, the Sacramento County Countywide Design Guidelines (SCDGs) and include custom-tailored standards and guidelines to achieve the project vision.

The UWSP and the DS&DG documents comply with SCDG Section 7.2 Planning Goals for new development areas as follows.

Consistency with Sacramento's Countywide Design Guideline Goals:

1. To include a broad mix of land uses with a diversity of housing, employment, educational, recreational, and commercial opportunities, which are supported by an urban Town Center District.
2. To foster urban design that creates a walkable community, and the compact mixed-use form of the development plan allows convenient walking and biking distances between homes, goods, and services.
3. To provide multiple housing options with densities ranging from Very Low to Very High Density Residential, as well as Commercial Mixed Use within the Town Center, Young Scholars, and East Triangle Districts, that accommodate all income levels, age groups, and cultures.
4. To include a comprehensive and complete transportation system that provides both local and regional mobility, and to encourage walking, biking and transit use through compact development forms and high overall plan-wide development densities.
5. To implement Habitat Mitigation and Ag Land Mitigation programs that help protect critical ecosystems and promote local food production.
6. To design the Upper Westside's community and neighborhoods in a manner that provides a high quality of life, health, and wellness for its residents, resulting in a unique sense of place.
7. To integrate sustainable design features that enhance health and well-being, provide community resilience, protect natural resources, conserve energy and water use, include urban forestry and green infrastructure, and support biking, walking, and transit.
8. To implement the UWSP's Land Use Plan, which is comprehensively planned and includes both a 542-acre Ag Buffer and a 1,524-acre Development Area.
9. To effectively integrate the Upper Westside into the surrounding community by providing roadway and trail connections, and including appropriate transitions in land use intensity relative to neighboring parcels.

1.2 DOCUMENT ORGANIZATION

The Upper Westside DS&DGs are organized into several chapters as summarized below:

Chapter 1: Introduction

Provides an overview of the DS&DG document, its consistency with Sacramento's Countywide Design Guideline goals, its purpose and intent, application, and design review requirements.

Chapter 2: Community Framework

Provides guidance on the design elements for the UWSP's public realm that span between districts or are common in multiple neighborhoods. These include features such as parks, greenbelts, urban farms, lake basins, landscape corridors, walls/fencing, and lighting. Conceptual designs are included for parks, greenbelts, landscape corridors, and basins to establish a community-wide vision for these features. The consistent application of these guidelines and standards helps ensure that neighborhoods are well connected and have a sense of visual cohesiveness among all districts.

Chapter 3: Town Center District

Focuses on the development standards and architectural design guidelines for the commercial, office, and higher density residential housing types envisioned for the Town Center District, which is intended to create an "urban" environment, with multi-story buildings located at, or closely behind, the sidewalk. Prototypes of different potential product types are provided for different land use designations as examples, which are illustrated with conceptual site plans, 3D sketches, photos, and graphics that communicate guidance for building forms and architecture. Also included are parking standards unique to the Town Center, intended to encourage a reduction in the amount of space typically dedicated to parking.

Chapter 4: Residential Neighborhoods

Provides direction on the single-family residential neighborhoods that surround the Town Center, which apply to multiple districts in the community. It provides examples of various housing types for different land use designations, which are illustrated with conceptual site plans, 3D sketches, photos and graphics, and architectural guidelines. The application of the standards and guidelines is intended to result in a well-executed and detailed architecture that is attractive throughout the community.

Chapter 5: Commercial Development

Focuses on the non-residential and mixed-use land uses located outside the Town Center. It allows for a broader variety of development projects and accommodates corporate office buildings and campuses, large footprint retail centers, village retail, entertainment commercial buildings, and other uses.

1.3 PURPOSE & INTENT

The purpose of these DS&DGs is to provide the regulatory framework and design guidance to implement the Upper Westside Specific Plan (UWSP). This document augments both the UWSP and the Sacramento County Zoning Code by providing specific regulations for the development of individual projects within the Development Area. As an implementation tool, it is intended that the County apply these standards and guidelines in a manner that fulfills the envisioned development, consistent with the community vision and Land Use Plan in Chapters 2 and 3 of the UWSP.

This document includes zoning-type regulations that establish the permitted uses and development standards for all land uses in the Development Area. The DS&DGs also include design guidelines to help direct the visual character and physical form of the community.

It is important that the standards and guidelines in this document are implemented recognizing the following:

- **Development Standards** function as the "zoning rules" for all parcels in the Development Area. Standards are requirements that address measurable aspects for lot sizes, yard setbacks, building height, and similar elements subject to regulation.
- **Design Guidelines** function as design recommendations for neighborhood, home, and project design, which are consistent with the community vision. Guidelines are discretionary and should be applied and interpreted by the County with flexibility to achieve the purpose, intent, and objectives of the DS&DGs. They are not to be applied as strict standards, recognizing that there are several design options that can achieve quality urban design. In addition, graphics, photos, and other imagery are provided to help illustrate the successful application of design guidelines, and do not dictate expectations for specific development patterns, styles, or architectural character.

While flexibility is needed, consistent implementation of the standards and guidelines is important in creating the community form, connectivity, and urban aesthetic envisioned for the Upper Westside.

1.4 SCOPE & APPLICATION

These DS&DGs serve as the primary zoning and regulatory tool to implement the UWSP. As such, this document includes custom-tailored permitted uses, development standards, design guidelines, and associated regulations to ensure that development projects are implemented consistently and in a manner that achieves the project vision. The DS&DGs zoning regulations supersede Sacramento County's Zoning Code regulations. Similarly, this document's design guidelines supersede the Sacramento County Countywide Design Guidelines (SCDGs) provisions.

The DS&DGs are not all-inclusive, however. Where a standard or a guideline is not provided in this document, the standards and guidelines contained in the Sacramento County Zoning Code and/or Sacramento County Countywide Design Guidelines shall apply. The standards and guidelines herein supersede, replace, and take precedence over conflicting County standards and guidelines governing the UWSP.

All projects within the UWSP's Development Area are subject to these DS&DGs unless otherwise stated. This serves as the first and primary document for County staff's use in governing development, improvements, and construction.

1.5 MODIFICATIONS

The Upper Westside Development Standards and Design Guidelines (DS&DGs) fall under the purview of the Upper Westside Specific Plan. Administration of these DS&DGs shall be in accordance with Chapter 8, Implementation, of the UWSP. This includes any requested interpretations, administrative modifications, and/or amendments to the DS&DGs, which shall be processed in accordance with the procedures and requirements outlined in UWSP Chapter 8. Amendments to the County General Plan and UWSP are not required for modifications or amendments to the DS&DGs that are consistent with the goals and polices of the General Plan and UWSP. Amendments to the DS&DGs requiring Board of Supervisors' approval shall be processed as a Specific Plan Amendment, as outlined in UWSP Chapter 8.

1.6 DESIGN REVIEW REQUIREMENTS

Individual development projects within the UWSP's Development Area are subject to County review and approval of subsequent permits and entitlements. These include re-zoning requests to effectuate development entitlements, as well as applications for Tentative Subdivision Maps, Use Permits, Design and Site Plan Review, and/or other discretionary development permits. Application and processing requirements shall be in accordance with Chapter 6, Administration, of the Sacramento County Zoning Code unless otherwise modified by the Upper Westside Specific Plan.

All subsequent development projects, public improvements, and other activities shall be evaluated by County staff for consistency with both the Upper Westside Specific Plan and these Development Standards and Design Guidelines, as well as applicable County policies, requirements, and standards.

Design and site plan review shall be conducted consistent with the permitting requirements established in these DS&DGs for each use type, as outlined in Chapters 2, 3, 4, and 5 herein. In acting to approve a subsequent project or permit, the County may impose conditions as are reasonably necessary to ensure the project is in compliance with the Specific Plan and all applicable plans and regulations.

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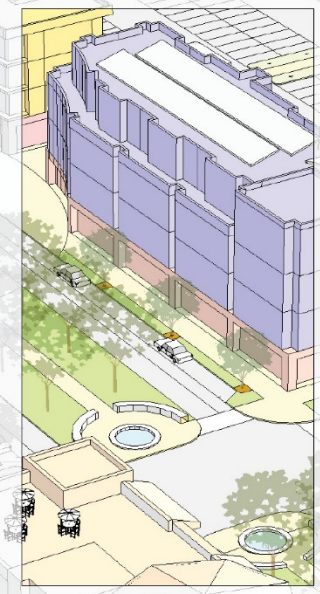
CHAPTER 2
COMMUNITY FRAMEWORK



Inside this Chapter

2.1 OVERVIEW

Chapter 2 provides design direction for the Upper Westside's public realm. It addresses several urban design elements that span across the entire community, or are found in multiple districts, which are visible from the streets and trails that connect the community. While the individual components (e.g., parks, greenbelt corridors, basins, schools, streets, etc.) may be shaped differently from one neighborhood to another, their consistent landscape treatment and relationship to adjacent development and open space areas, is intended to provide a high degree of cohesiveness and create a strong sense of place.

2.1.1 Design Intent

The primary goal of the Development Standards and Design Guidelines (DS&DGs) is to create a high quality and desirable living environment, one that holds its value over time. The components described in this chapter create a "community framework" of public spaces that connect individual development projects. The system of "green" elements includes greenbelt corridors, parks, a recreational canal, and public open spaces that link all of the Upper Westside's districts and neighborhoods, and include active and passive recreational amenities for residents. These spaces are attractive features that are also considerate of the issues of sustainability, climate change, resilience, social equity, access, and other aspects of environmental design. Over time, this community framework is envisioned to mature and become one of the Upper Westside's most visually defining elements.

2.1.2 Zoning District Applicability

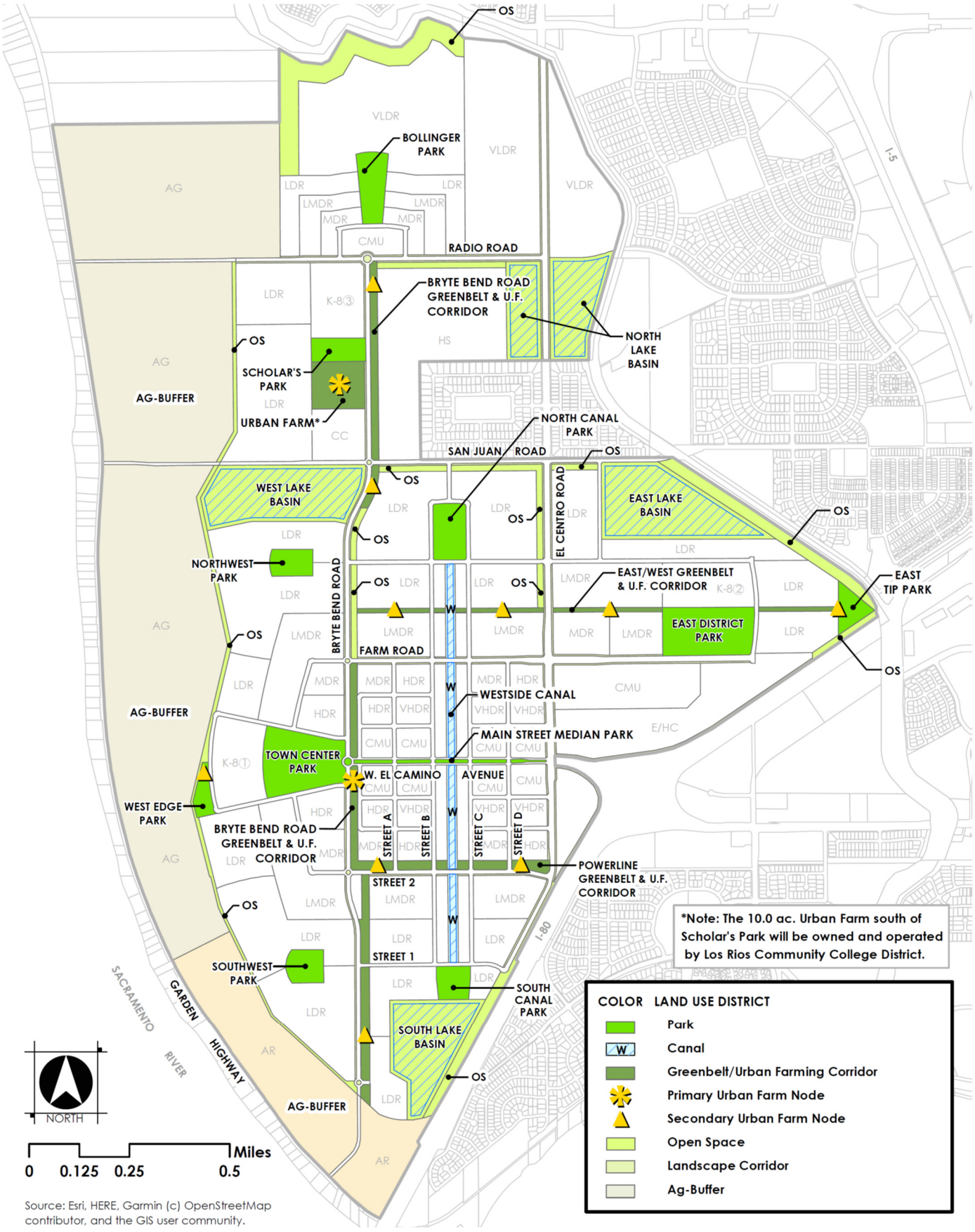
The UWSP identifies several parcels for development of park and open space uses, which collectively form the "community framework" illustrated on Figure 2-1. The land use designations applied to these parcels include Park (P), Greenbelt/Urban Farm (GUF), and Open Space (OS). Unlike other land use designations, the DS&DGs do not include custom-tailored zoning regulations, permitted uses, or development standards for the park, greenbelt, and open space parcels that utilize these land use designations. Instead, development of these land uses is subject to the Sacramento County Zoning Code (SCZC), utilizing an appropriate Recreation zoning designation pursuant to SCZC Chapter 2.7, Recreation Zoning Districts, the permitted uses for Parks and Open Space listed in SCZC Table 3.1, and regulations per SCZC Section 3.6.4, Parks and Open Space Uses. Due to the unique nature of the UWSP's green spaces, there shall be no minimum lot size for any park and open space Specific Plan parcels identified herein.

Example of urban streetscape

2.2 GREEN SPACE

The Illustrative Green Plan in Figure 2-1 depicts the interconnected framework of green spaces that are planned for the UWSP community. It visually demonstrates how residents can walk or bike between districts and neighborhoods, and gain access to various land uses and amenities along attractive, well-landscaped routes. It establishes an urban tree canopy that is intended to provide an attractive, shaded environment with reduced heat gain and moderate temperatures, which also provides a degree of carbon sequestration. The Illustrative Green Plan is supported by conceptual renderings and site plans that demonstrate the desired development pattern in relation to the green spaces. These should serve as a guide for the design of subsequent tentative subdivision maps and development projects.

Beyond parks and greenbelts, the UWSP's community design incorporates several additional measures that enhance green space connections among the districts and neighborhoods. For example, the edges of drainage channels and water quality/detention basins are planned for intensive landscaping with trees and other plant materials to provide an attractive buffer and public health benefits. Additionally, collector streets located west of El Centro Road include a raised and continuous landscaped median that minimizes left turn pockets and maximizes tree plantings. This provides a tree canopy along roadways that shades the pavement to reduce solar heat gain and absorbs auto emissions. It also provides traffic calming at intersections and creates an attractive bike and pedestrian environment. Design guidance for each of the elements that comprise the UWSP's "green space" are addressed in this chapter.



Source: Esri, HERE, Garmin (c) OpenStreetMap contributor, and the GIS user community.

FIGURE 2-1: ILLUSTRATIVE GREEN PLAN

2.3 WESTSIDE CANAL

The Westside Canal is a signature feature of the UWSP and is designed to distinguish the Upper Westside community from other master-planned communities in the region. The canal's water surface is approximately ±80-feet in width and ±1-mile in length. Building facades are planned to front along the length of the canal, separated by a bike/pedestrian trail and planter located along its edges. The nearest example of this type of feature, which represents the scale, massing and visual relationship envisioned for this amenity, is the Napa Riverfront project. Unlike the Napa project however, the Westside Canal is designed as a two-sided water feature that is anticipated to be lined primarily with residential buildings with ground floor active uses at key corners. The CMU designation along the Westside Canal allows a mix of commercial and residential uses, and could also accommodate boutique hotels, restaurants, and other active commercial-type uses.

The Westside Canal is envisioned as a unique, user-friendly recreational amenity, providing water access for canoes, kayaks, row boats, paddle boarders, electric boats, and other recreation. It also provides an aesthetically pleasing water feature and a tree-lined amenity intended to attract residents from within the community and potentially visitors from outside. The canal serves multiple purposes: A buffer between land uses; a community gathering space; a key bike/pedestrian linkage between neighborhoods; and a water quality feature that conveys stormwater runoff. During hot summer days, the Delta breeze across the water surface enhances the corridor by providing a "cooling effect" for the adjacent development.

County Parks is responsible for operating and monitoring use of the canal. A preliminary design concept for the Westside Canal is illustrated in Figures 2-2 and 2-4. These design concepts, and the standards and guidelines in this sub-section, shall be used to guide its final design when subsequent Improvement Plans are prepared. Design treatments along the entirety of the canal shall be consistent.

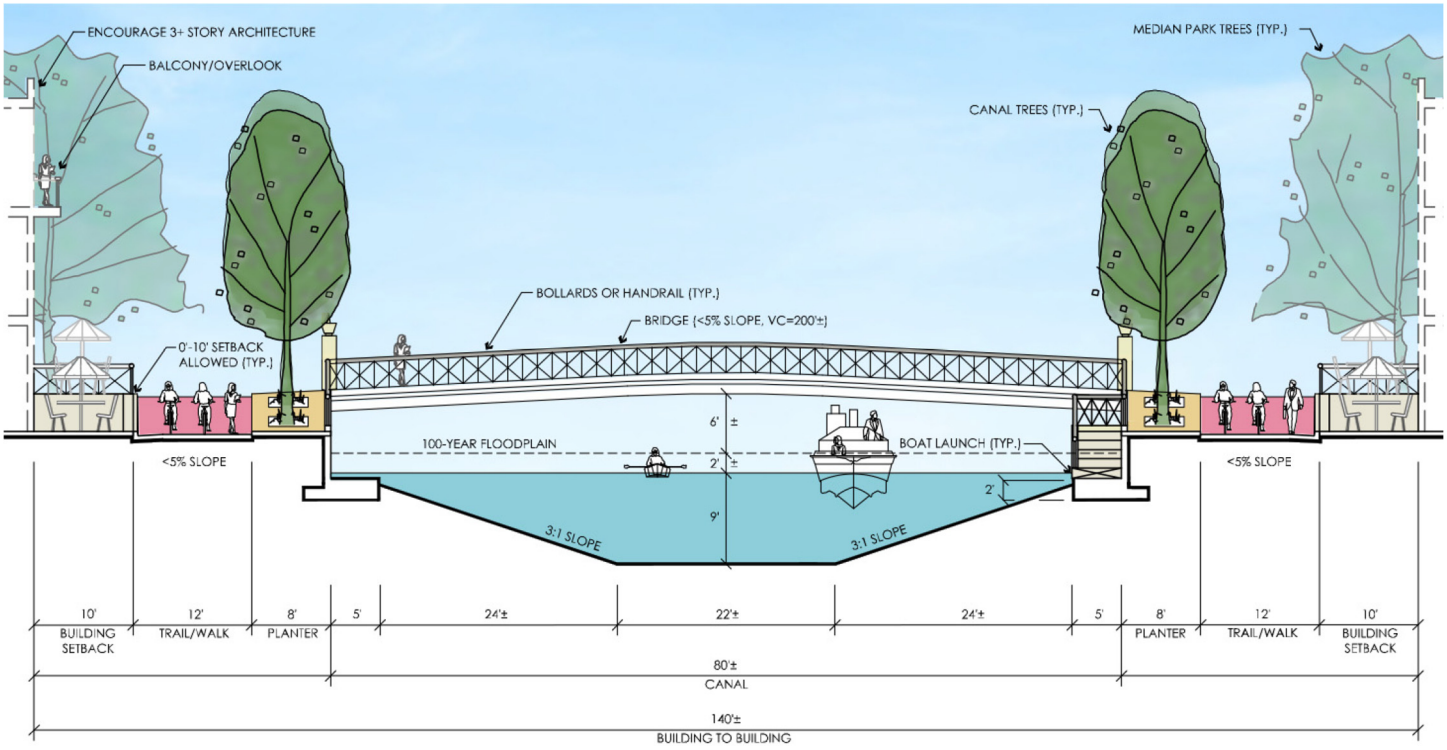
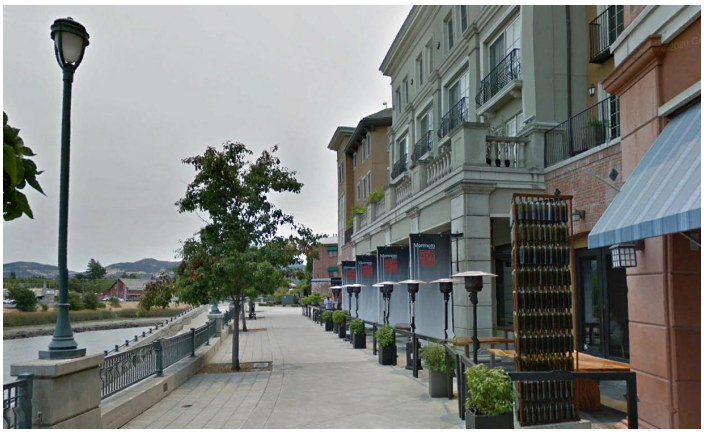


FIGURE 2-2: WESTSIDE CANAL SECTION VIEW AT WEST EL CAMINO AVENUE

Example of interface with canal; Napa, CA (Photo: Olea Alexandrov)



Example of thematic canal edge and decorative lighting

Standards & Guidelines for Section 2.3

A. Prior to submittal of the first set of Improvement Plans for canal construction, conceptual landscape plans shall be prepared and shall undergo a non-discretionary Design Review to establish a master design template to be applied to subsequent construction phases. The design template shall include detailed design specifications and material finishes for the canal's headwall, pilasters, railing, pedestrian overlooks, boat dock/launch facilities, and lighting, and shall illustrate a minimum 250'-long segment of the canal. This Design Review shall assess compliance with the standards and guidelines of this section and the Applicant is responsible for time and material costs of the process. Likewise, the first set of Improvement Plans for construction of the 20-foot canal edge shall establish a master design template and shall include detailed design specifications for hardscape materials, planters/tree wells/grates, seating and other street furnishings, bollards, landscaping including shade trees, and other common design elements. The design specifications for these first sets of Improvement Plans shall be consistently utilized for subsequent canal improvements in order to facilitate phased canal improvements that results in a single, cohesive design.

B. The Westside Canal shall be designed as a public recreational and stormwater conveyance feature, sized at approximately ±120 feet in width (i.e., ±80-foot water surface plus ±20-foot edges) and ±1-mile in length. Each 20-foot edge shall consist of a 8-foot planter/overlook area along the canal's headwall and a 12-foot bike/pedestrian trail (Westside Canal Trail). Final design shall be consistent with the spirit and intent of the concept plans illustrated herein as determined by the County, and shall implement the design direction outlined herein.

C. Canal design shall include a decorative, ±42"-high, open view metal fence, provided at the top of the canal headwall, as described in Section 2.10. Railing should consist of a simple vertical picket design that maximizes canal visibility, with strong top and bottom rails that can withstand pedestrian interface and enhance safety. Metal posts should be provided at regular spacing, approximately ±8 feet on center.

D. Canal design shall include pilasters with pedestrian scale decorative lights, provided at regular spaced intervals approximately ±50-feet on center. Pilasters shall be geometrically aligned with those along the opposing side of the canal. LED light fixtures shall be utilized, which contain automatic light sensors in lieu of timers, that limit illumination of the bike/pedestrian trail to nighttime hours to minimize energy use.

E. An 8-foot planter area shall be provided adjacent to the canal railing, which includes a single species of tree planted in wells at regularly spaced intervals approximately ±30-feet on center, utilizing the same shade or accent tree species, geometrically aligned with the opposing side of the canal. Metal tree grates or a permeable material should be utilized for tree wells, and pavers or groundcover should be utilized in the planter areas between trees. To the extent feasible, landscape planters or green spaces should be designed with LID facilities or other permeable features that treat storm water runoff from adjacent development.

F. Benches or other seating elements shall be provided along canal edges at approximately ±200-feet on center to provide places for pedestrians or bicyclists to sit and rest. This area could also be utilized to expand outdoor seating areas associated with adjacent restaurants and commercial uses.

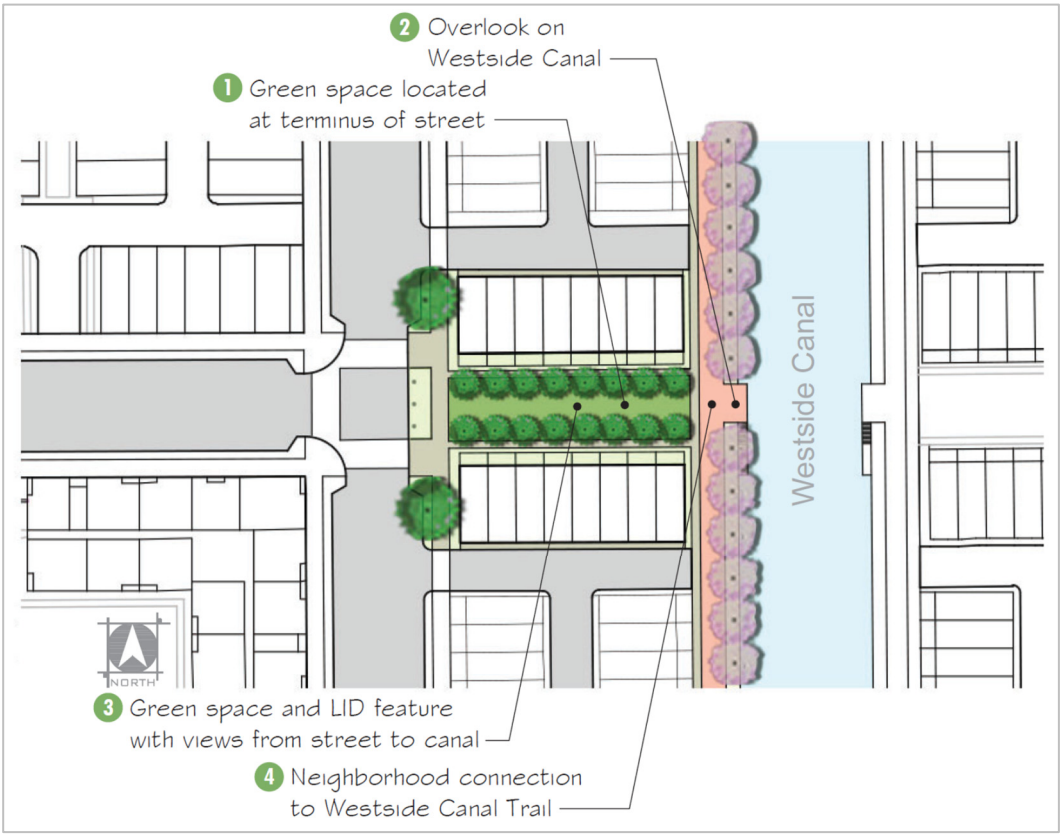


FIGURE 2-3: PASEO & OVERLOOK AT WESTSIDE CANAL

Standards & Guidelines for Section 2.3 *(continued)*

G. Pedestrian overlooks or mini parks/plazas shall be provided along each ¼-mile canal segment to provide a focal element and connection into adjacent neighborhoods. Overlooks can be achieved with a small jog (±5') that overhangs the headwall, or a small plaza or green space adjacent to the bike/pedestrian trail. Within the Town Center District, overlooks should align with, and provide a visual terminus, to planned east/west streets.

H. The bike/pedestrian trail along canal edges shall consist of a durable, relatively smooth, hard surface cool pavement (e.g. concrete or asphalt), with uniform application of color, decorative scoring and/or joints.

I. "Knock-down" bollards shall be provided where the bike/pedestrian trail meets street crossings to allow access by light-duty vehicles for maintenance, law enforcement, or medical response vehicles. Crosswalks at Streets 1 through 7, West El Camino Avenue, and Farm Road should be delineated and signed, and should consider stop control measures that facilitate safe crossing for bicyclists and pedestrians.

J. Docks, boat launches, and/or loading areas shall be provided at multiple locations along the canal's water surface edge, including its intersection with West El Camino Avenue, Farm Road, Street 2, the northern canal terminus, and the southern canal terminus.

K. Boat launches and dock facilities should consist of a hard, textured surface (e.g. brushed concrete), be accessible by stairs from the street elevation, be located near road overcrossings, and be designed to endure occasional flooding during large storm events.

L. The West El Camino Avenue, Farm Road, and Street 2 canal overcrossing shall be designed as free span bridges with decorative railing, pilasters, and lighting that match the canal's master design template. All overcrossings should provide a minimum 8-foot vertical clearance from the normal water surface elevation at their center, and 6-feet at their edges, or as may be otherwise be required to ensure sufficient clearance for water recreation activities. Vertical curves of bridge crossings may deviate from roadway standards as a method of providing traffic calming.

FIGURE 2-4: WESTSIDE CANAL DESIGN ELEMENTS

2.4 WEST EL CAMINO AVENUE MEDIAN PARK

The West El Camino Avenue Median Park is an integral component of the Town Center's "main street" environment and it is intended to provide a central gathering space within the District for the community. As a linear park located in the center of West El Camino Avenue, it includes an activated pedestrian median with landscaping, plazas, sitting areas, and small retail spaces. The design of West El Camino Avenue, as illustrated in UWSP Section 4.4, is intended to slow traffic through this corridor to create a proper interface with the active pedestrian environment envisioned for the Town Center's "main street" environment. A preliminary design concept for the Median Park is illustrated in Figure 2-5.

Construction of the Median Park is to occur in phases concurrent with construction of adjacent CMU development projects. Construction obligations, including phasing and timing triggers, are outlined in the Public Facilities Financing Plan. The design concepts, standards, and guidelines in this sub-section shall be used to guide the Median Park's final design when subsequent Roadway Improvement Plans and Landscape Plans are prepared.

Standards & Guidelines for Section 2.4

A. Prior to submittal of the first set of Improvement Plans for construction of any portion of the Median Park, conceptual landscape plans shall be prepared and shall undergo a non-discretionary Design Review to establish a master design template for the park's hardscape elements, material finishes, landscaping, including shade trees, activity plazas, signage, art, dining areas, passive activity areas, mid-block crossings, vendor areas, barriers, lighting, and other common design elements, consistent with the concept plan illustrated herein. The design template shall illustrate a minimum 250'-long segment of the park. This Design Review shall assess compliance with the standards and guidelines of this section and the Applicant is responsible for time and material costs of the process. The design template shall be consistently utilized for subsequent Median Park construction phases to ensure that the resulting park has a cohesive and coordinated design.

B. The Median Park shall be designed as a public recreational feature that can accommodate street fairs and events, with pedestrian plazas and mini-parks incorporated between Streets A and D. Final park design shall be consistent with the design direction illustrated on concept plan herein as determined by County Parks & Recreation.

C. The eastern-most segment of Median Park (between El Centro Road and Street D) acts as an entry element and shall consist of landscaping, signage and/or art and is not required to provide a pedestrian space due to planned roadway traffic volumes entering and exiting the Town Center District.

D. Park design shall incorporate a combination of shaded turf and paver areas and unique amenities, such as outdoor sitting areas, dining spaces, flower gardens, and passive activity areas.

E. Actively-programmed pedestrian plazas with large shade trees or shade structures shall be provided in mid-block park segments located between Street D and Street A and should be designed to complement the "main street" commercial uses.

F. Pedestrian passageways with mid-block street crossings shall be incorporated at strategic locations to create linkages to adjacent parking areas and building entries. Pedestrian crossings should be boldly striped and signed and may incorporate visual enhancements such as specialty paving.

G. Portions of the Median Park west of Street A should be designed in consideration of vendor booths and pedestrian foot traffic for civic events, such as farmers' markets, flea markets, street fairs, and similar events.

H. Accent features, such as ornamental trees, public art, or other District identifiers, should be located at key cross streets and the roundabout at Bryte Bend Road.

I. Where appropriate, active pedestrian areas should include a ±36"-high open view metal fence, low wall, and/or hedges to create a barrier between pedestrians and automobile traffic.

J. Where feasible, water quality features should be incorporated into park design to capture and treat stormwater runoff from adjacent streets and development projects, conveying flows through vegetated bio-swales or rain gardens.

K. Electricity, sewer, water, and other utilities shall be provided to enable lighting for trees, landscaping, seasonal displays, and pathways. Utility design shall support the construction of small (i.e., < ±1,000 sf.) single-story retail buildings for coffee kiosks, cafes, delis, mini-pubs, and other vendors.

Examples of amenities envisioned for Median Park, including limited turf areas for informal play, seating areas, patios, shaded outdoor dining

FIGURE 2-5: MEDIAN PARK CONCEPT PLAN

2.5 ACTIVE PARKS

Ten active parks are planned throughout the Upper Westside community to meet the active recreation needs of residents. Parks are strategically distributed throughout the Development Area to place facilities within a convenient walking distance of homes, to encourage exercise and outdoor activity, and to provide a visible focal element and centralized gathering space within each neighborhood. The two largest community-level parks, the Town Center Park and the East District Park, are each located adjacent to K-8 School sites to allow shared use of facilities. These sites are also located adjacent to greenbelt corridors, which provides schools and parks with direct access to the bike/pedestrian trail network. Community-level parks are programmed with multiple ball fields to accommodate adult and youth league sports, plus a variety of recreational amenities such as hard courts, tot lots, restrooms, picnic areas, and similar facilities.

This sub-section provides an overview of each planned active park, including a concept plan that illustrates key design elements, anticipated programming, and recreational facilities. The conceptual park plans are intended only to illustrate the types of recreational amenities that can be accommodated on each park site, recognizing that the types and number of facilities, sizes of fields, the orientation relative to sun angles, and other aspects are subject to change. Each park's final design and programming shall be determined as subsequent Improvement Plans are prepared, which shall be guided by the design requirements and concept plans provided in this sub-section and as approved by County Parks and Recreation. The location of planned parks are identified on Figure 2-1.

Standards & Guidelines for Section 2.5 (Applies to all Active Parks)

A. Parks should provide large turf or lawn areas as appropriate to facilitate active play and passive uses. Turf areas should extend to sidewalks and/or streets where appropriate to allow access.

B. Park edges, playground and play field perimeters, picnic and seating areas, trail edges, and similar activity areas shall be planted with shade trees. Turf or lawn areas should extend under trees to allow informal, shaded picnic and sitting areas. Because ground cover plantings can inhibit park access and usability, the use of groundcover should be strategically located to create focal elements, to provide buffers, and or to direct pedestrian flow.

C. Where residential lots abut park edges, a durable, wall or open view metal fence along the property line shall be provided, as determined appropriate by the County through review of the adjacent residential subdivisions..

D. Turf areas shall be appropriately sloped to provide positive drainage and avoid standing water.

E. Utility stubs serving each park site shall be included on Improvement Plans for adjacent streets and installed concurrent with roadway improvements.

F. Water quality features such as vegetated bio-swales, rain gardens, LID features, or depressed lawn areas should be incorporated into park design to treat stormwater generated on-site and from adjacent roads. Vegetated swales or slopes could be strategically utilized to create barriers between play areas and adjacent streets. LID features should not utilize more than 5% of a park's acreage space, should not impact turf areas designated for active recreation, and should be integrated into the landscape design to maximize uptake, absorption, and percolation.

G. Water conservation techniques shall be integrated into irrigation system design and operation. If available, untreated water from the Natomas Central Mutual Water Company or recycled water should be utilized for irrigation to reduce water cost.

H. Where appropriate to accommodate users of active sporting facilities, parks shall incorporate designated parking consistent with Zoning Code requirements, which may be provided through a combination of on-site and/or adjacent on-street curbside parking.

I. Where parks are located adjacent to schools, shared-use agreement should be utilized to provide each user access to parking areas and recreational amenities.

J. Final park plans shall be subject to review and approval by County Parks and Recreation.

2.5.1 Town Center Park

This ±18.4-acre park is located at the western terminus of West El Camino Avenue, immediately west of the Bryte Bend Road roundabout. This park space is bound by Street 8 to the south, Street 10 to the north, and K-8 School Site #1 to the west. The Town Center Park serves as the primary community-level park for the UWSP, and also provides an expansive park space for residents within the Town Center District. This space is envisioned to provide large open turf areas shaded with perimeter tree plantings, multiple ball fields for adult or youth league sports, as well as provide a venue for large outdoor gatherings, community events, and local music or theatrical performances. Its location adjacent to K-8 School Site #1 provides the Natomas Unified School District (NUSD) the opportunity for shared-use park facilities. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-6 as approved by County Parks & Recreation.

Standards & Guidelines for Section 2.5.1:

A. Park design shall incorporate a combination of dual-use, active flat fields and ball fields, designed and sized to accommodate a variety of sports, along with hard courts and tot lots, which collectively support community-level recreation needs. Hard courts or tot lots with appropriate safety fencing should be located toward the park corners to allow convenient access from high density housing areas located nearby.

B. A covered outdoor stage or bandshell and associated facilities shall be provided in the park's eastern area, aligned with sightlines from West El Camino Avenue. Its architecture should function as a visual anchor for the Town Center and function as a point of interest for the community. The stage should be oriented toward the ballfields to the west to allow open seating area on lawn areas. A small paved surface for temporary seating directly in front of the stage for small presentations or performances is also encouraged, and could serve to accommodate ADA access.

C. A restroom facility with a minimum of six (6) stalls total shall be provided, and is encouraged to be incorporated into the architectural design of a building for concessions (e.g. snack and beverage sales, sink, refrigerator space), equipment storage (e.g., soccer nets, tools, park, irrigation controls), and potentially a performance production area (e.g., sound board and stage lighting) located above.

D. Park design shall create a "permeable interface" with the adjacent school site, which provides pedestrian access and facilitates shared-use facilities, while maintaining an appropriate level of security for the school.

E. An 8-foot separated sidewalk shall be provided along the site's perimeter to provide a continuous walkway, as depicted on roadway design sections illustrated in UWSP Chapter 4.

F. Street trees shall be planted along the park's perimeter, located in the planter between curb and sidewalk and spaced approximately 30-feet on-center.

G. North-south walkways that extend across the park at key locations shall be incorporated to provide pedestrian connectivity to adjacent residential neighborhoods.

H. Public streets shall be provided on a minimum of three edges with the north and south street frontages designed to include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

I. Final park design shall be coordinated with NUSD to establish provisions for shared use facilities, such as sports fields and on-site parking lots.

FIGURE 2-6: TOWN CENTER PARK CONCEPT PLAN

2.5.2 East District Park

This ±17.4-acre park is located in the East Triangle District and is bound by Farm Road to the south, Street H to the east, and the East-West Trail Corridor and K-8 School Site #2 to the north. It provides a second community-level park for the UWSP and is anticipated to provide large open turf areas and multiple ball fields for adult and youth league sports. It is sited adjacent to a K-8 School site to facilitate shared-use facilities. It is also located in proximity to planned CMU and EHC uses and could accommodate daytime or after-work employee activities. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-7 as approved by County Parks & Recreation.

Standards & Guidelines for Section 2.5.2:

A. Park design shall incorporate a combination of active flat fields and ball fields, designed and sized to accommodate a variety of sports, along with hard courts and tot lots, which collectively support community-level recreation needs.

B. Hard courts and/or tot lot should be placed in a highly visible location to allow easy access by adjacent residents and/or employees of adjacent EHC/ CMU uses, and to enhance surveillance from adjacent streets.

C. A restroom facility with a minimum of four (4) stalls total shall be provided in a central and accessible location. This facility may consist of a pre-fabricated structure.

D. Park and East-West Trail Corridor designs shall create a "permeable interface" with the adjacent school site, which provides pedestrian access and facilitates shared-use facilities, while maintaining an appropriate level of security for the school.

E. An 8-foot separated sidewalk shall be provided along the site's perimeter to provide a continuous walkway, as depicted on roadway design sections illustrated in UWSP Chapter 4.

F. A bike/pedestrian trail shall be incorporated along the park's northern edge, consistent with the design requirements for the East/West Greenbelt Corridor illustrated in Section 2.6.

G. North-south walkways that extend across the park should be incorporated to provide connectivity between adjacent uses and the East/West Greenbelt Corridor's bike/pedestrian trail.

H. Trail linkages to adjacent neighborhoods should be incorporated into park design.

I. Public streets shall be provided on a minimum of two edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

J. Final park design shall be coordinated with NUSD to establish provisions for shared use facilities, such as sports fields and on-site parking lots.

FIGURE 2-7: EAST DISTRICT PARK CONCEPT PLAN

2.5.3 East Tip Park

This ±4.0-acre park is located in the East Triangle District, at the eastern terminus of the East/West Greenbelt corridor and the eastern-most extent of the Development Area. Access to the park is planned via adjacent in-tract residential streets due to the triangular-shaped site constraint that makes it difficult to provide perimeter streets. A key feature of the East Tip Park is its trail connection to an existing bike bridge overcrossings of the Witter Canal and I-80, which connects to downtown Sacramento and the American River. The East Tip neighborhood park is sized to offer local-level recreational opportunities and may include a small youth soccer field, basketball court, tot lot, and an urban farm node. Final park design shall be guided by the design direction below and concept plan illustrated in Figure 2-8 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.3:

A. Park design shall incorporate a combination of active and passive recreational facilities and may include features such as a turf practice field for youth sports, and a hard court for basketball, a tot lot, a shade structure, picnic and seating areas, a minor urban farming node, and small turf areas for informal play. The types and sizes of facilities is to be determined by County Parks and Recreation when improvement plans and/or construction drawings are prepared.

B. A "secondary" urban farm node shall be incorporated into park design, with established areas for raised planting beds, row crops, a miniature orchard, and ancillary facilities for tools and storage, as defined by DS&DG Section 2.7, Urban Farm Nodes.

C. A public street is allowed on one side or along the park's western edge as illustrated in Figure 2-8.

D. A bike/pedestrian trail shall be included to provide a linkage between the East/West Greenbelt Corridor trail and the existing bikeway facilities that provide overcrossings of Witter Canal and I-80.

E. Trail linkages to adjacent neighborhoods and RD-1000 access road/bike trail shall be considered in park design.

F. Where residential lots adjoin the park edge, a masonry wall may be required to attenuate noise as determined by the County through review of adjacent residential subdivisions and shall be designed consistent with the wall and fence provisions in Section 2.10.

FIGURE 2-8: EAST TIP PARK CONCEPT PLAN

2.5.4 South Canal Park

This ±4.4-acre park is located in the southerly portion of West "C" District, south of Street 1, at the southern terminus of the Westside Canal. Park programming is envisioned to include a turf area for a small practice field, a hard court, a tot lot, a shade structure, and a picnic and BBQ area. This park also provides a bike/pedestrian trail linkage between the Westside Canal and planned bikeway facilities to the south of the UWSP, and a potential connection to the future Garden Highway trail. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-9 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.4:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as a dual-use sports field, a tot lot, a hard court, and a shade structure with picnic and/or BBQ facilities.

B. Restroom facilities with a minimum of two (2) stalls total shall be provided, and if feasible, designed as part of a planned storm drainage pump station building.

C. A bike/pedestrian trail shall be incorporated to provide a north/south connection from the Westside Canal trail to planned off-site trails located adjacent to the Development Area.

D. Public streets shall be provided on a minimum of three edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space. The street on the southern edge may be designed to provide a bike trail and emergency vehicle access (EVA) only.

E. A storm drainage pump station facility shall be accommodated within this park to support the operation of the adjacent water quality and detention basin. If feasible, above-ground facilities should be co-located within the park's planned restroom building to screen utilities from off-site view.

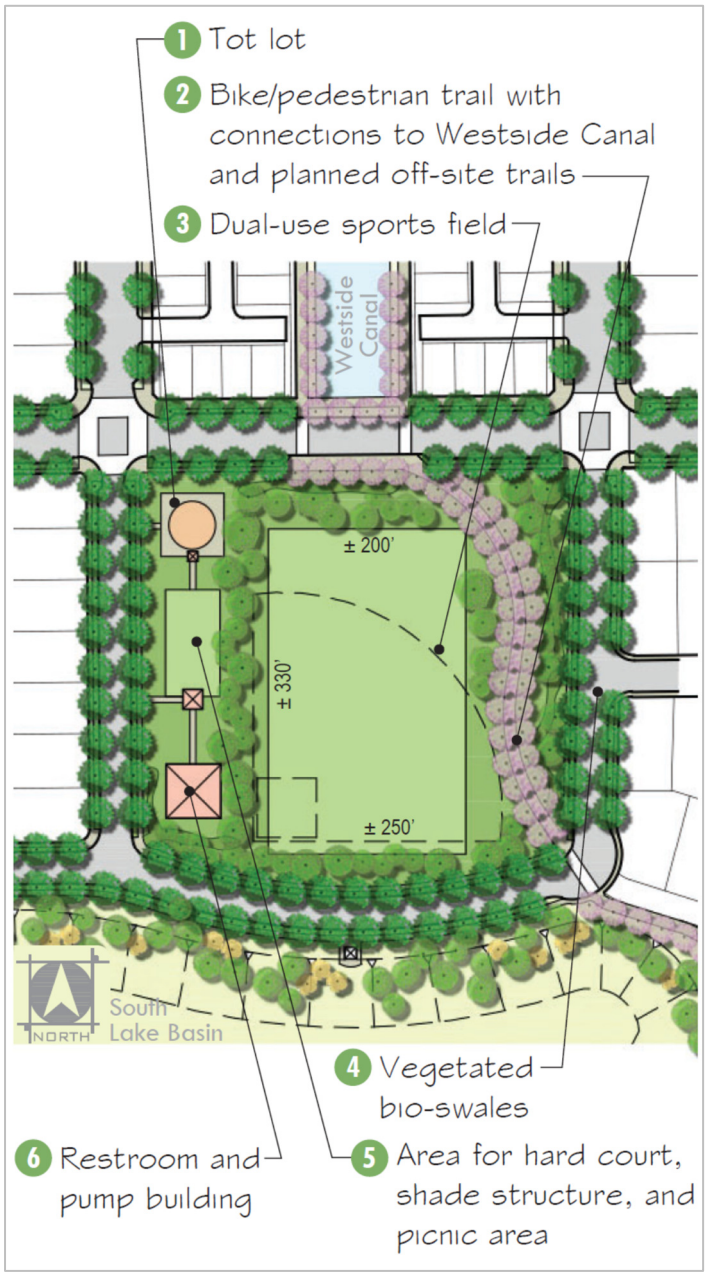


FIGURE 2-9: SOUTH CANAL PARK CONCEPT PLAN

2.5.5 North Canal Park

This ±7.4-acre park is located at the northern terminus of the Westside Canal and functions as a focal gathering space for the West "C" District's residential neighborhoods north of the Town Center. Park programming is envisioned to include multiple small sports fields and hard courts, a tot lot, and a shade pavilion with picnic and BBQ facilities. This park also provides an important bike/pedestrian trail linkage between the Westside Canal and the bikeway facility located along the south side of San Juan Road, which connects both to the Young Scholars District and the Witter Canal trail. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-10 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.5:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as dual-use sports fields, a tot lot, hard courts, and a shade structure with picnic and/or BBQ facilities.

B. Restroom facilities with a minimum of two (2) stalls total shall be provided, located in close proximity to the tot lot and picnic/BBQ area.

C. Park design shall include a bike/pedestrian trail that provides a north/south connection from the Westside Canal trail to the trail located along the south side of San Juan Road, thereby providing a key trail linkage for resident access to the Town Center.

D. Park design may accommodate an underground storm drain line and a RD-1000 and/or 30'-wide drainage easement, which may be needed between the Westside Canal and the planned drainage channel along the south side of San Juan Road. Uses within the easement may be limited to turf fields and any tree plantings are subject to review and approval by County DWR and County Parks and Recreation.

E. Public streets shall be provided on all edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

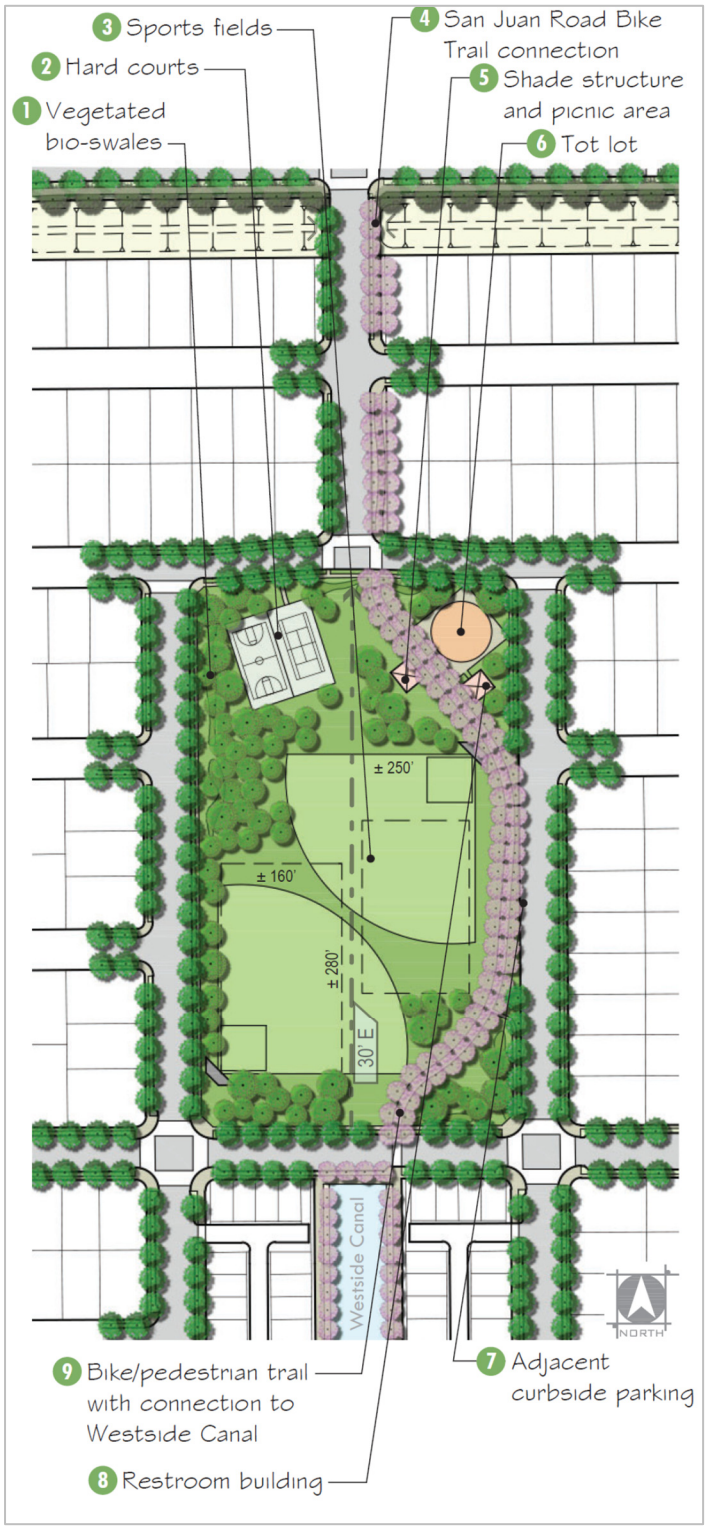


FIGURE 2-10: NORTH CANAL PARK CONCEPT PLAN

2.5.6 Southwest Park

This ±4.8-acre park is located in the southwestern neighborhood of the West "C" District and serves as a central gathering space for nearby residents. The park is sited at the terminus of the neighborhood's primary entry drive from Bryte Bend Road, which provides a green space that anchors the point of arrival. Park programming is envisioned to include overlapping sport fields, hard courts, a tot lot, and a shade structure with picnic and BBQ facilities. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-11 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.6:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as a dual-use sports field, a tot lot, hard courts, a shade structure with picnic and/or BBQ facilities, and an accent feature such as a climbing wall or garden. Areas designated for children play should be located in the western area of the park, away from vehicular traffic associated with the neighborhood entry street from Bryte Bend Road.

B. Public streets shall be provided on all edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

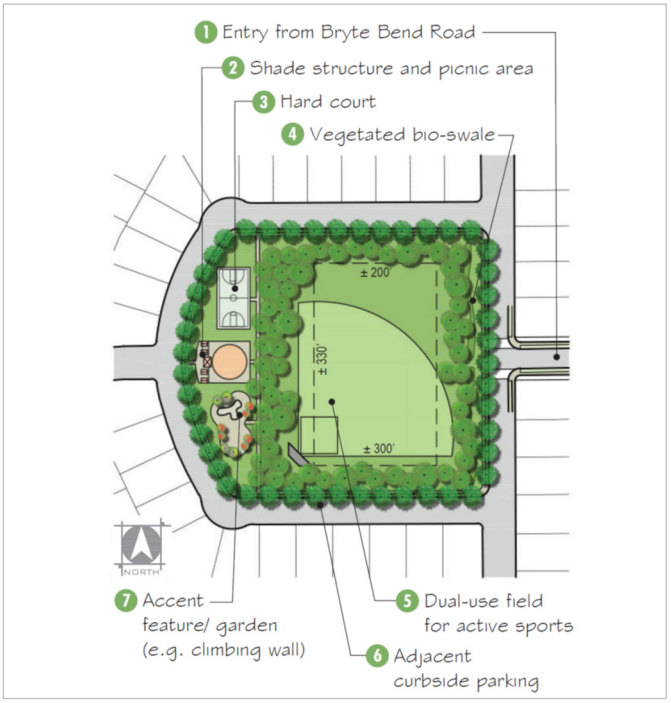


FIGURE 2-11: SOUTHWEST PARK CONCEPT PLAN

2.5.7 Northwest Park

This ±4.5-acre park is located in the northwesterly neighborhood of the West "C" District and serves as a central gathering space for nearby residents. The park is sited at the terminus of the entry drive from Bryte Bend Road, creating a green space that visually anchors the point of arrival and providing a degree of traffic calming. Park programming is envisioned to include overlapping sports fields, hard courts, a tot lot, and a shade structure with picnic and BBQ facilities. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-12 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.7:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as a dual-use sports field, a tot lot, hard court or courts, a shade structure with picnic and/or BBQ facilities, and an accent feature. Areas designated for children play should be located in the western area of the park, away from vehicular traffic associated with the neighborhood entry street from Bryte Bend Road.

B. Public streets shall be provided on all edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

FIGURE 2-12: NORTHWEST PARK CONCEPT PLAN

2.5.8 Scholars Park

This ±5.1-acre park is located in the Young Scholars District, south of K-8 School Site #3 and north of the Los Rios Urban Farm parcel, along the western edge of the Bryte Bend Road greenbelt corridor. Planned as a neighborhood-serving active park, it is anticipated to allow shared-use facilities with the school. This park space may also be utilized by students attending the Los Rios Community College. Park programming is envisioned to include overlapping sports fields, a hard court, a tot lot, and a shade structure with picnic and BBQ facilities. Final park design shall be guided by the design requirements below and the concept plan illustrated in Figure 2-13 as approved by County Parks and Recreation.

Standards & Guidelines for Section 2.5.8:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as dual-use sports fields, a tot lot, hard courts, a shade structure with picnic and/or BBQ facilities, and an accent feature.

B. Park design shall create a "permeable interface" with the adjacent school site, which provides pedestrian access and facilitates shared-use facilities, while maintaining an appropriate level of security for the school.

C. A bike/pedestrian trail connection shall be incorporated that provides clearly-identifiable access to the Bryte Bend Road Greenbelt Corridor, as illustrated in Section 2.6.

D. Public streets are allowed on two edges as illustrated and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

E. Park design should include elements (e.g., secondary farming node or community garden plots, rose garden) to reinforce a sense of connectivity between the K-8 School Site #3 and the Los Rios Urban Farm parcel.

F. Final park design shall be coordinated with NUSD to establish provisions for shared use facilities, such as sports fields and on-site parking lots.

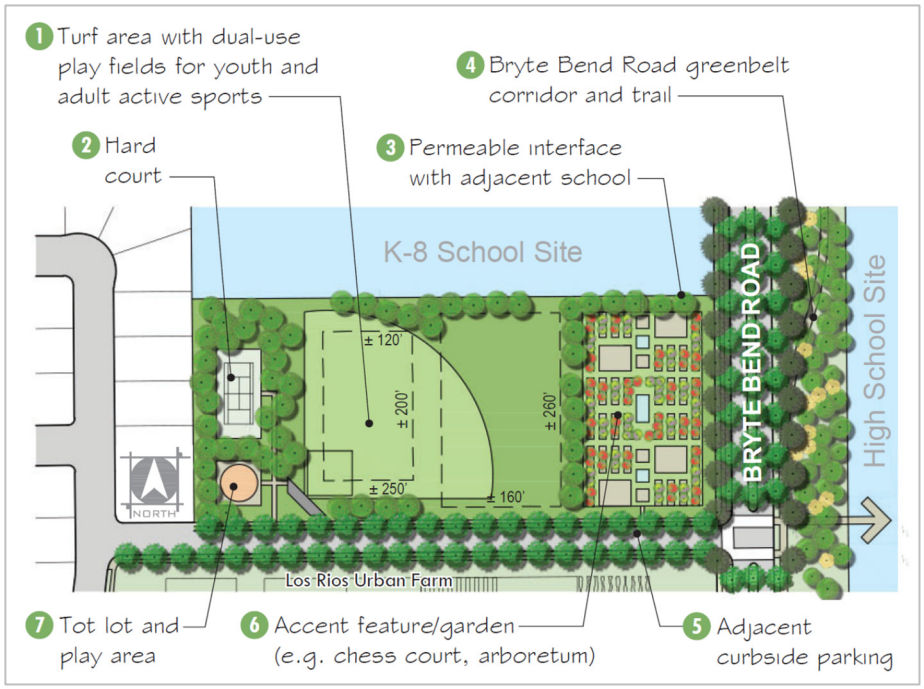


FIGURE 2-13: SCHOLARS PARK CONCEPT PLAN

2.5.9 Bollinger Park

This ±7.5-acre park is located in the northernly neighborhood within the Young Scholars District, north of Radio Road and the CMU parcel, and provides a highly visible central gathering space for the surrounding residents. Park programming is envisioned to include multiple small sports fields, a hard court, a tot lot, and a shade structure with picnic and BBQ facilities. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-14 as approved by County Parks & Recreation.

Standards & Guidelines for Section 2.5.9:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as dual-use sports fields, a tot lot, hard court, and a shade structure with picnic and/or BBQ facilities. Areas designated for young children play should be located in the park's southern area, in proximity to adjacent CMU and higher density residential uses, with active play fields located to the north.

B. East-west walkways that extend across the park at key locations shall be incorporated to provide pedestrian connectivity to adjacent residential neighborhoods.

C. Public streets shall be provided on all edges and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

FIGURE 2-14: BOLLINGER PARK CONCEPT PLAN

2.5.10 West Edge Park

This ±2.9-acre park is located along the western edge of the West "C" District, west of K-8 School Site #1, and provides a small park for nearby residents. Park programming is envisioned to include a turf field for informal play, a tot lot, hard court, shade structure and picnic area, plus additional features such as a secondary Urban Farm node. Final park design shall be guided by the design direction below and the concept plan illustrated in Figure 2-15 as approved by County Parks & Recreation.

Standards & Guidelines for Section 2.5.10:

A. Park design shall incorporate a combination of active and passive recreational facilities, such as a small turf sports field for informal play, a tot lot, hard courts, a shade structure with picnic and/or BBQ facilities, and an accent feature, such as a secondary urban farm node.

B. A trail connection shall be incorporated that provides clearly-identifiable access to the planned hiking path in the West Edge Buffer Corridor, as illustrated in Section 2.6.

C. A public street shall be provided on a minimum of one edge and shall include curbside parking to meet the automobile parking needs, thereby maximizing the park's usable space.

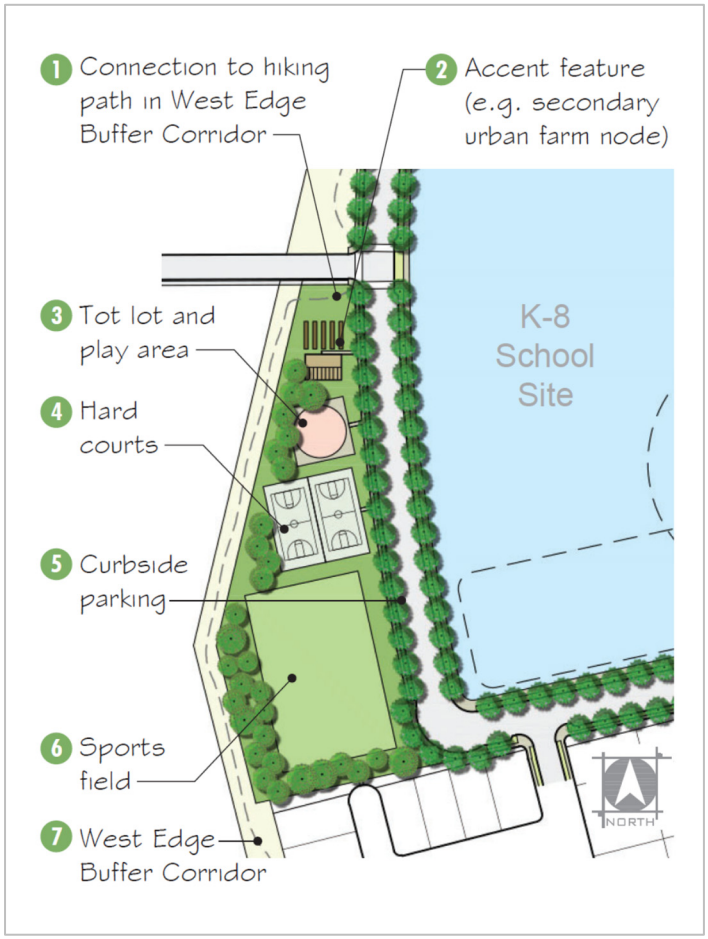


FIGURE 2-15: WEST EDGE PARK CONCEPT PLAN

2.6 GREENBELT CORRIDORS

Greenbelt corridors are an integral component of the Upper Westside's community framework. They provide off-street bike/pedestrian trail connectivity throughout the Development Area and create a network of linear green spaces that link residential neighborhoods with schools, parks, and the Town Center. This enables residents to walk or bike as an alternative to vehicular travel.

The greenbelt corridors are an important functional element of the Plan Area's mobility system, providing off-street Class I bike/pedestrian trails that connect the entire community. Greenbelts range in width from 40-feet to 80-feet depending on their location, and amenities include sitting spaces, informal play areas, urban farm nodes, and shared-use bike/pedestrian trails.

The UWSP's key greenbelts include the Bryte Bend Road Corridor, the Street 2 Corridor, the East/West Corridor, which connects East Tip Park to the I-80 bike overcrossing, and the West Edge Buffer Corridor. Guidelines and standards for the construction of these features are outlined in this sub-section.

Standards & Guidelines for Section 2.6:

A. Where lots from adjacent residential neighborhoods back on to a greenbelt corridor, bike/pedestrian trail connections shall be provided, consistent with the neighborhood design requirements in Chapter 4.

B. A wall or open view metal fence shall be provided along corridor edges that abut a single-family residential yard as determined by the County through review of adjacent subdivisions and shall be designed consistent with the provisions in Section 2.10, Walls and Fencing.

C. Water quality LID features, such as vegetated bio-swales, rain gardens, or depressed landscaped areas, should be incorporated into the design of greenbelts to capture urban runoff from adjacent streets and/or development to provide a degree of pre-treatment and absorption prior to entering storm drain systems.

D. Low water use plant species shall be specified on planting plans, consistent with County requirements. Plant species may consist of native grasses and flowers where appropriate, however limited use of turf may be specified for active use areas where appropriate and as approved by the County.

E. Trees shall be planted throughout greenbelt corridors, spaced at an average rate of 50 trees per acre, and planted in rows or clusters, and spaced approximately 30-feet on-center.

F. Improvements for greenbelt corridors shall be constructed in phased segments and shall coincide with development of adjacent parcels.

2.6.1 Bryte Bend Road & Street 2 Greenbelt Corridors

The Bryte Bend Road Greenbelt Corridor is located along the eastern edge of Bryte Bend Road and is approximately two miles in length. The Street 2 Greenbelt Corridor is located along the northern edge of Street 2 between the Town Center and West "C" Districts. These features provide a key unifying green space for the entire community and form the backbone of the UWSP's bike/pedestrian trail system.

Portions of these greenbelt corridors include Pacific Gas & Electric (PG&E) parcels and/or easements. South of Street 2, the Bryte Bend Road Greenbelt Corridor encompasses the PG&E powerline parcel. Additionally, the Street 2 Greenbelt Corridor encompasses a PG&E parcel between Bryte Bend Road and El Centro Road.

The alignment of Bryte Bend Road and Street 2, and location of their corresponding landscape corridors outside of the PG&E parcel/easement, allows for street tree plantings that screen the visibility of the PG&E powerlines. Physical improvements and landscaping within PG&E's parcel or easements are subject to limitations, must be designed to allow maintenance truck access to powerline towers, and are subject to review and approval by PG&E.

Standards & Guidelines for Section 2.6.1:

A. An ±80-foot wide north/south greenbelt corridor shall be provided along the eastern edge of Bryte Bend Road behind the required landscape corridor to provide a linkage between the southern edge of the Development Area and Radio Road, as illustrated in Figure 2-1.

B. A ±95-foot wide east/west greenbelt corridor shall be provided along the northern edge of Street 2 behind the required landscape corridor to provide a linkage between Bryte Bend Road and El Centro Road, as illustrated in Figure 2-1.

C. The design of the Bryte Bend Road and Street 2 Greenbelt Corridors shall be guided by the concept plans illustrated in Figures 2-16 through 2-18 and as approved by the County.

D. Greenbelt corridors shall be landscaped with a combination of trees, shrubs, and groundcovers, consistent with the requirements of the County's adopted Water Efficient Landscape Ordinance (WELO).

E. North of Street 2, the Bryte Bend Road Greenbelt shall be densely planted with a combination of deciduous and evergreen trees, with an approximate average spacing of 30-feet on center (±50 trees/acre), except where urban farm nodes (see Section 2.7) or other features are located.

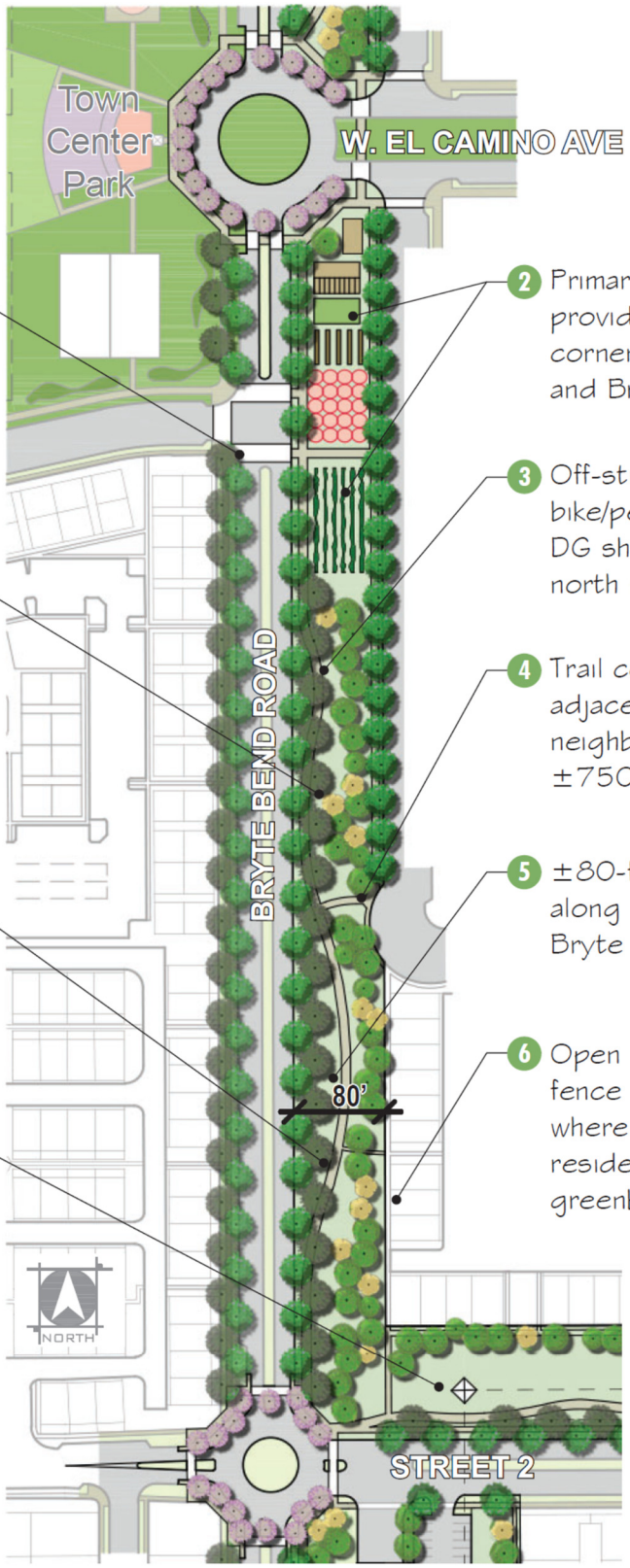
F. Generally, within PG&E parcels and easements, a hydro-seeded grass and wildflower mix is encouraged except where urban farm nodes are located. Any trees are limited to 15-feet in height.

G. A 10-foot asphalt bike/pedestrian trail with 2-foot decomposed granite (DG) shoulders shall be provided, which should gently meander through each greenbelt and/or landscape corridor. Between Farm Road and San Juan Road, the bike/pedestrian trail shall be located parallel to the easterly edge of Bryte Bend Road within the landscape corridor due to the planned drainage channel.

H. Within powerline easements, bike/pedestrian trails shall be aligned to provide access from adjacent streets to utility towers and related electric facilities. Where this occurs, a turnout should be provided for trucks to avoid obstructing bike and pedestrian traffic.

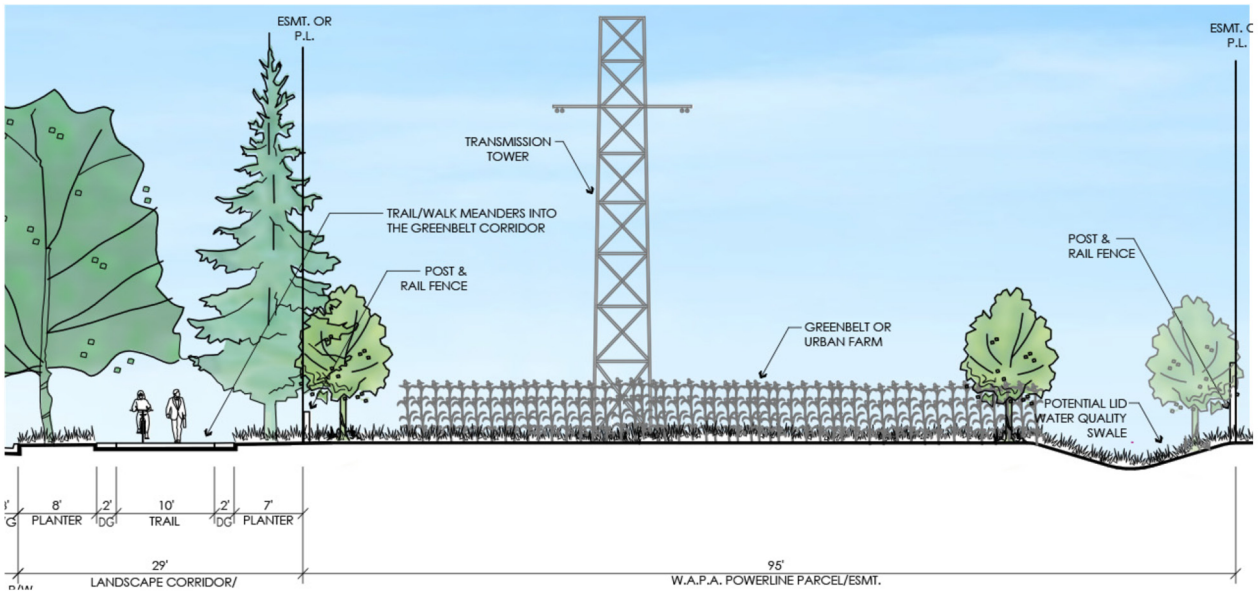
I. Where located adjacent to residential neighborhoods, trail connections shall be provided at an average interval of ±750', which may consist of paseos located between residential lots, live end cul-de-sacs, or stub streets.

J. Greenbelt design shall provide enhanced street crossings for bicyclists and pedestrians.

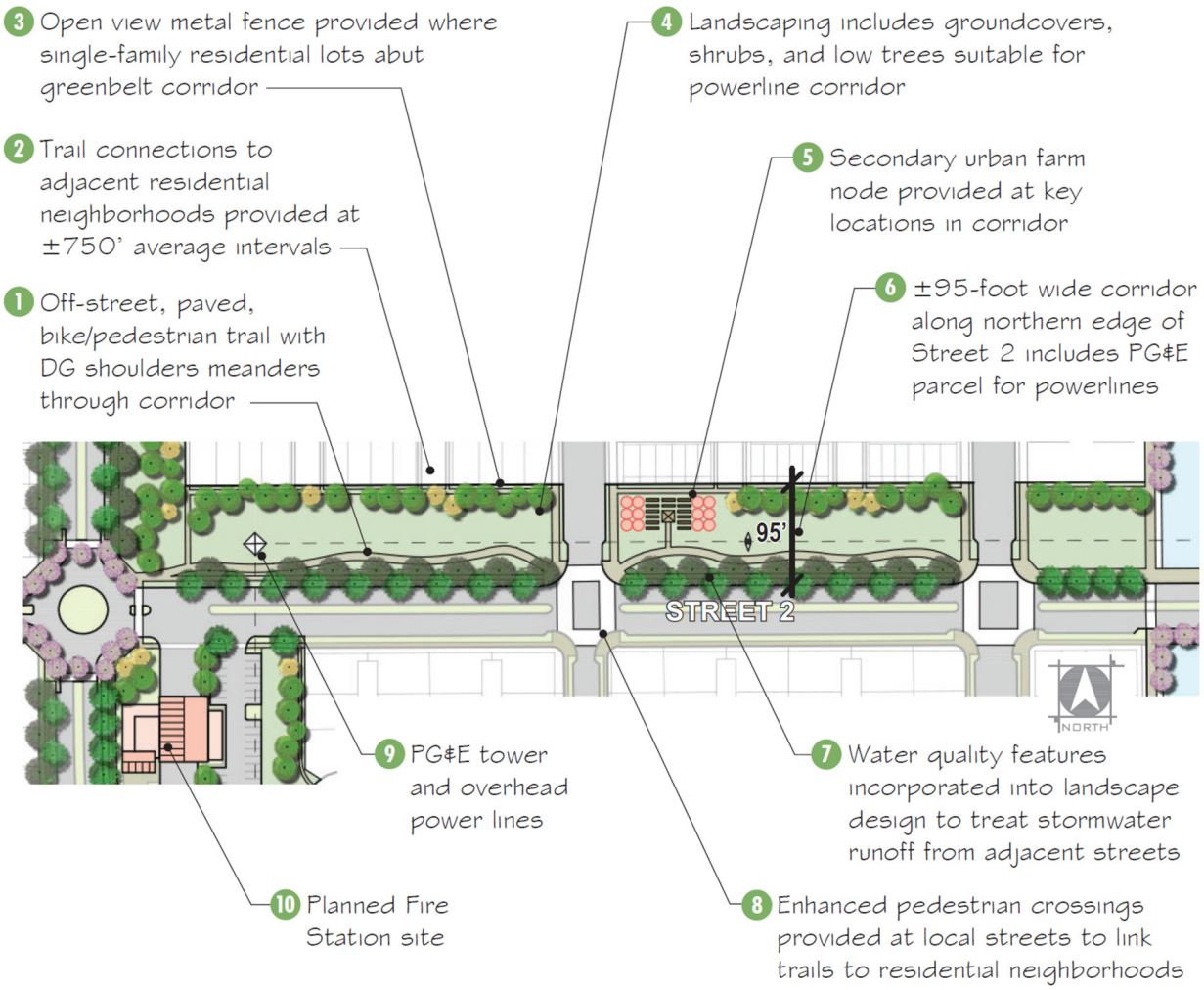


1. Enhanced bicycle & pedestrian crossings provided at local streets and roundabouts that link trails to residential neighborhoods, parks and schools
2. Primary Urban Farm node provided at southeast corner of El Camino Avenue and Bryte Bend Road
3. Off-street, paved, bike/pedestrian trail with DG shoulders connects north south
4. Trail connections to adjacent residential neighborhoods provided at ±750' average intervals
5. ±80-foot wide corridor along eastern edge of Bryte Bend Road
6. Open view metal fence provided where single-family residential lots abut greenbelt corridor
7. PG&E easement incorporated into greenbelt corridor along northern edge of Street 2
8. Water quality features incorporated into landscape design to treat stormwater runoff from adjacent streets
9. Landscaping includes evergreen and deciduous tree plantings, spaced approximately 30-feet on center

FIGURE 2-16: BRYTE BEND GREENBELT CONCEPT PLAN (TYPICAL DESIGN)



Section view of PG&E easement along northern edge of corridor



Plan view of Street 2 Greenbelt corridor

FIGURE 2-17: STREET 2 GREENBELT CONCEPT PLAN (FOR POWERLINE CORRIDORS)

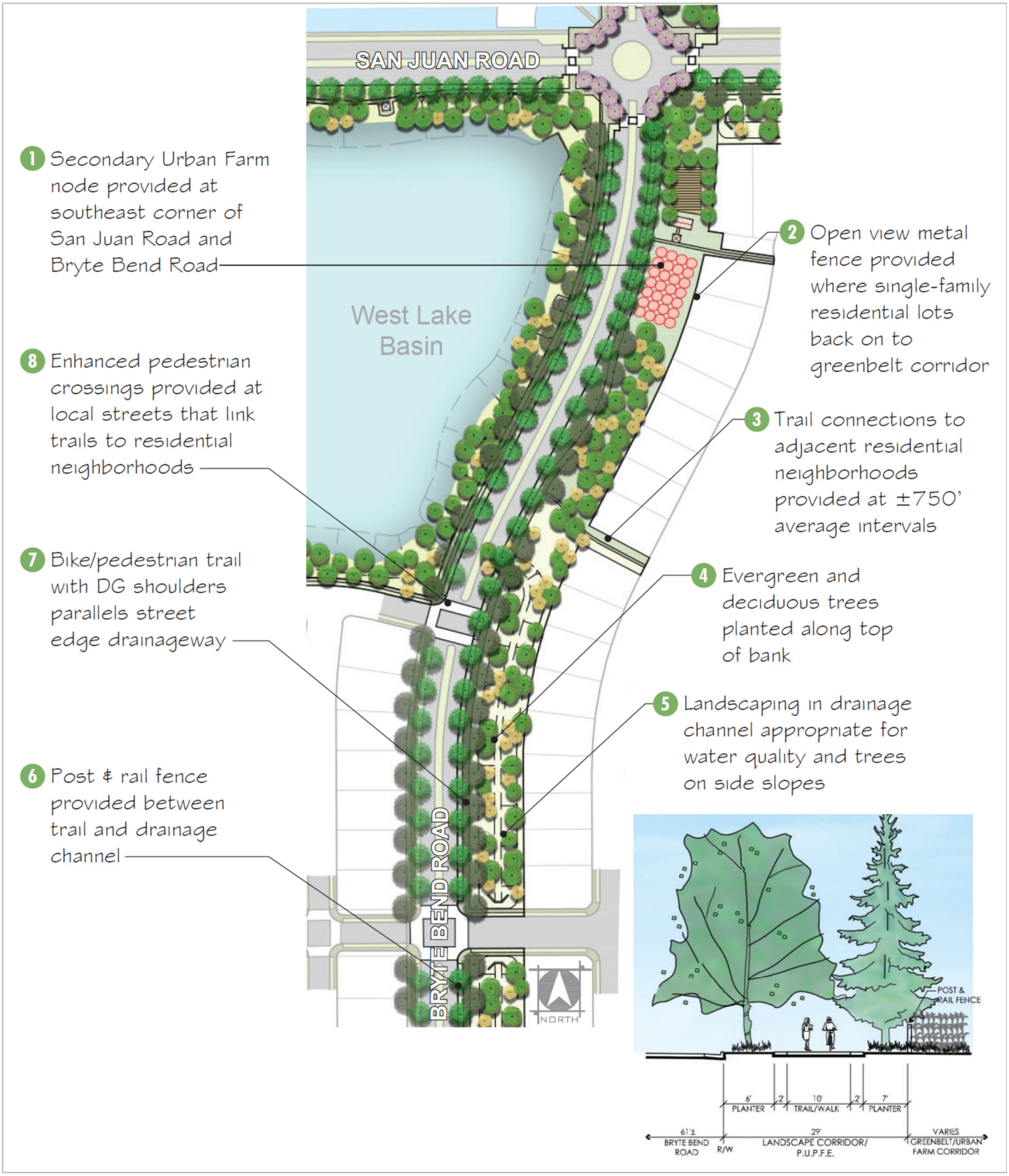


FIGURE 2-18: BRYTE BEND GREENBELT CONCEPT PLAN (WITH DRAINAGE CHANNEL)

2.6.2 East/West Greenbelt Corridor

The East/West Greenbelt is a 60-foot wide corridor located north of the Town Center and creates a linear green space between Bryte Bend Road and East Tip Park. This corridor includes a 10-foot Class I bike/pedestrian trail that provides direct connections between residential neighborhoods in the West "C" District and East Triangle District, and planned urban farm nodes. This corridor also provides a key connection to existing bikeway overcrossings of the Witter Canal and I-80, providing Plan Area residents with access to an off-site Class I bikeway located along open space corridors to the south that connect to downtown Sacramento, the American River Parkway, and other regional amenities. As such, the East/West Greenbelt also functions as a key bike commuter route.

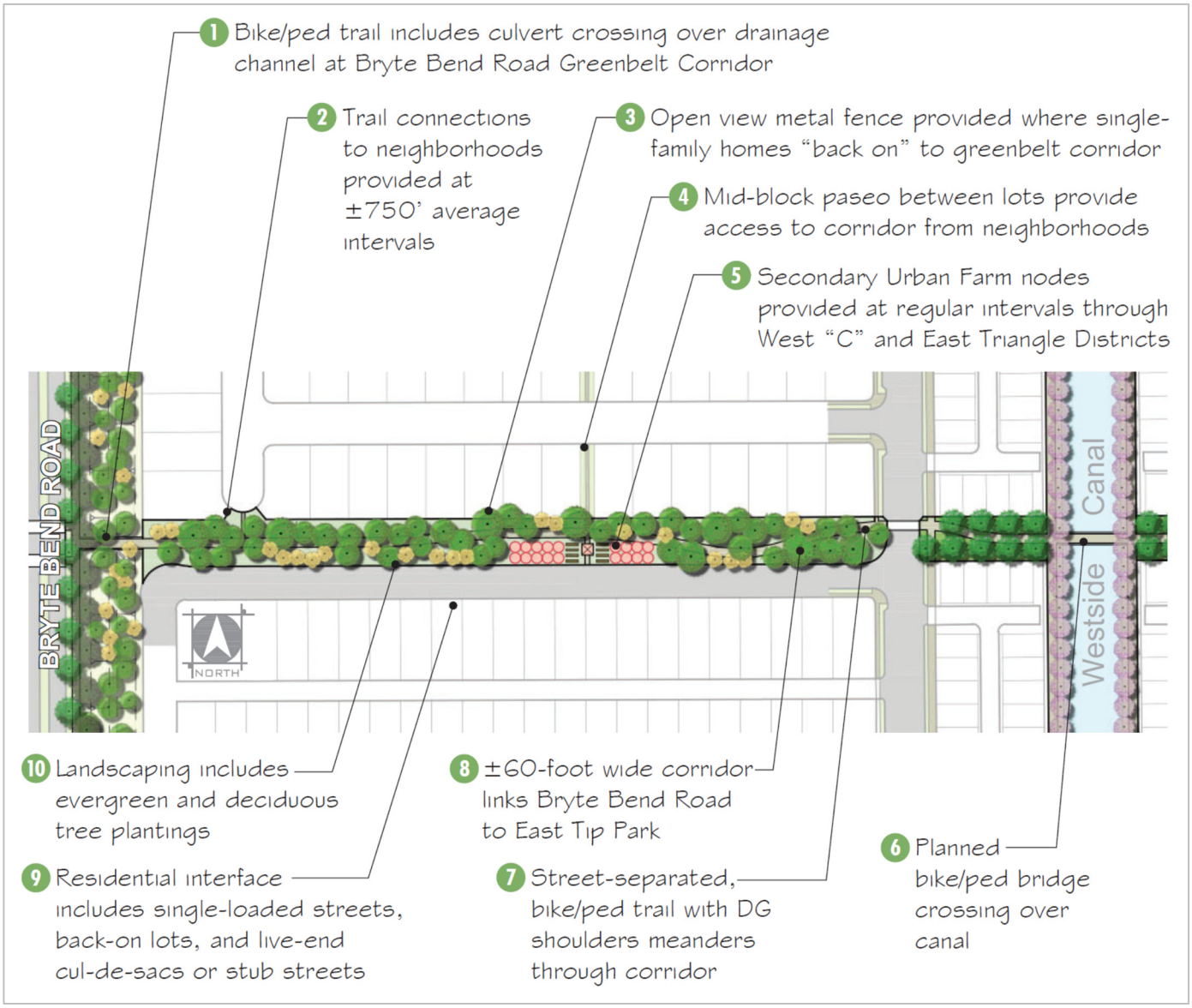


FIGURE 2-19: EAST/WEST GREENBELT CONCEPT PLAN (BETWEEN BRYTE BEND & WESTSIDE CANAL)

Standards & Guidelines for Section 2.6.2:

A. A ±60-foot wide east/west greenbelt corridor shall be provided through the West "C" and East Triangle Districts to provide a linkage between Bryte Bend Road and East Tip Park, as illustrated in Figure 2-1.

B. The design of the East/West Greenbelt Corridor shall be guided by the concept plans illustrated in Figures 2-19 and 2-20 and as approved by the County.

C. Landscaping shall consist of a combination of deciduous and evergreen trees, augmented with a colorful array of shrubs and groundcovers, consistent with the requirements of the County's adopted Water Efficient Landscape Ordinance (WELO).

D. Trees shall be planted at an average of approximately 20-feet on center along both sides of the trail to create shade.

E. Secondary urban farm nodes shall be incorporated at regular intervals, as identified on Figure 2-1 and consistent with the concept plans in Section 2.7.

F. A 10-foot bike/pedestrian trail with 2-foot decomposed granite (DG) shoulders shall be included in the design of this corridor.

G. Where located adjacent to residential neighborhoods, trail connections shall be provided at an average interval of ±750', which may consist of paseos located between residential lots, live end cul-de-sacs, or stub streets.

H. To ensure a continuous bikeway linkage consistent with the Bikeway Master Plan on UWSP Figure 4-28, overcrossings shall be provided where a bridge or culvert crossing at the drainage channel east of Bryte Bend Road, the Westside Canal, and at El Centro Road. An at-grade signalized trail crossing shall be provided at El Centro Road.

FIGURE 2-20: EAST/WEST GREENBELT CONCEPT PLAN (AT EAST TIP PARK)

2.6.3 West Edge Buffer Corridor

The West Edge Buffer Corridor is approximately 2 miles in length and is located along the western edge of the Development Area and it is intended to provide a landscaped buffer between the Development Area and the Ag Buffer. A portion of this buffer south of existing Farm Road includes an easement for the Natomas Central Mutual Water Company (NCMWC) to access a 36-inch water line that conveys untreated agricultural irrigation water to farmers within the Plan Area, including agricultural parcels to the west. Planned improvements consist of a "hedgerow" of trees and grasses that help screen visibility of the community from the Garden Highway and a gravel pathway that functions as both a vehicular maintenance route and a pedestrian foot path along the Development Area's western edge.

Standards & Guidelines for Section 2.6.3:

A. A ±30-foot wide open space corridor shall be provided along the western edge of the Development Area, south of K-8 School Site #1, to create a physical and visual buffer between residential neighborhoods and the Agricultural Residential parcels located to the west, as illustrated in Figure 2-1.

B. A ±50-foot open space corridor shall be provided along the western edge of the Development Area, between K-8 School Site #1 and Radio Road, to create a physical and visual buffer between residential neighborhoods and the Agricultural Cropland parcels, as illustrated in Figure 2-1.

C. The design of the West Edge Buffer Corridor shall be guided by the concept plan illustrated in Figure 2-21 and as approved by the County.

D. Landscape design shall consist of a "hedgerow" of native or drought tolerant trees (e.g. oaks, cypress, etc.), and a native grass and wildflower mix along corridor edges. Shrubs may be incorporated into landscape design to the extent they do not interfere with visual surveillance of the corridor. Trees should be planted informally, with an approximate spacing of 30-feet on average to create a "hedgerow" that screens the visibility of homes in the Development Area as viewed from the Garden Highway.

E. Corridor design shall include a 10-foot wide gravel path that functions both as a pedestrian foot path and a access route for NCMWC and other maintenance vehicles.

F. Trail connections to the Development Area shall be provided at an average spacing of ±750 feet to provide access for maintenance vehicles and pedestrians.

G. Where residential uses adjoin the buffer corridor, an open view metal fence shall be provided along the common property line, consistent with the fencing provisions in Section 2.10.

H. A ±48"-high, 2-inch mesh and barb wire farm fence (or similar) shall be utilized along the westerly edge of this corridor to contain farm animal or pets in the Ag Buffer and to inhibit access from West Edge Buffer Corridor, consistent with the fencing provisions in Section 2.10.

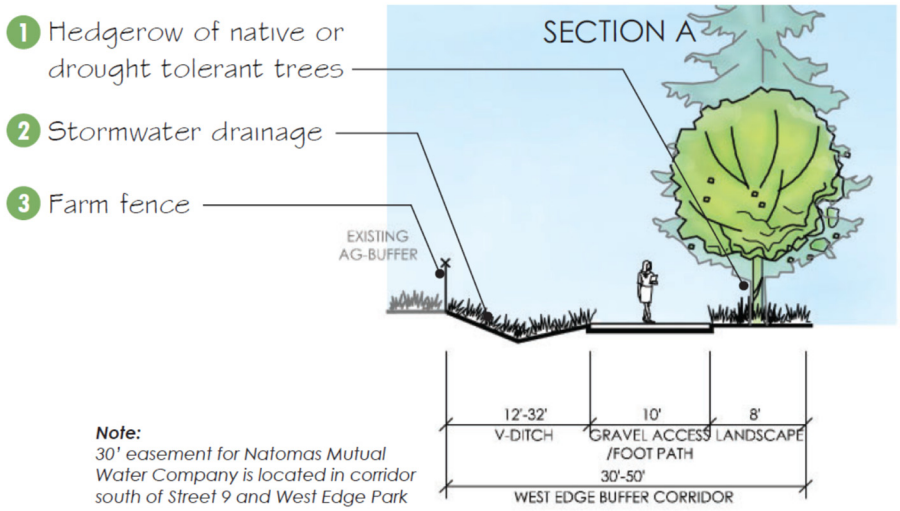


FIGURE 2-21: WEST EDGE BUFFER CONCEPT PLAN

2.7 URBAN FARM NODES

Urban Farm Nodes are planned at several locations in the greenbelt corridors as identified on Figure 2-1. These features provide an "AG-menity" for residents and include areas for community gardens and informal gatherings that can be supported and enjoyed by residents. Urban farm nodes also provide passive recreational opportunities for residents, augmenting the formal park spaces planned throughout the community. The Upper Westside's largest, "primary" urban farm node is planned on the west side of the Town Center and is envisioned to serve as a "demonstration" facility for the community. Several smaller, "secondary" urban farm nodes are planned throughout the Development Area, designed to serve adjacent neighborhoods.

Urban farm nodes are envisioned to provide raised planting beds for vegetables, herbs, and/or flowers for cutting, and could also include small row crop areas and/or small mini-orchards. Initially, each node should be sized to provide basic facilities, but designed to accommodate future expansion within the greenbelt corridors depending on the level of support received by community residents.

Standards & Guidelines for Section 2.7:

A. A 10.0-acre Urban Farm is planned directly north of the Los Rios Community College site located northwest of the intersection of Bryte Bend Road and San Juan Road. Los Rios will own and manage this Urban Farm will host access or classes for students and adjacent residents.

B. Urban farm nodes shall be provided throughout the community within greenbelt corridors, as identified on Figure 2-1 and as approved by the County.

C. The design of the urban farm nodes shall be guided by the concept plans illustrated in Figures 2-22 and 2-23.

D. Nodes shall include bike/pedestrian linkages to trails planned in adjacent greenbelt corridors.

E. A "Primary" urban farm node shall be provided in the Bryte Bend Road greenbelt corridor near West El Camino Avenue, as identified on Figure 2-1 and 2-21. This is the largest of all urban farm nodes and should be designed as a demonstration facility to include the following:

- An overall fenced area of approximately ±60'x±200' or ±12,000 s.f.
- A barn that measures approximately ±25'x±50' or ±1,250 s.f. and is large enough to provide a small indoor meeting space, restroom, and tool storage.
- A greenhouse and/or indoor work area that measures approximately ±16'x±32' or ±500 s.f.
- A shaded outdoor kitchen or counter area with an operable sink and BBQ area.
- An adjacent outdoor seating area on decomposed granite and/or natural/artificial lawn to provide a stable surface for movable tables and chairs for small gatherings or meals.
- A series of raised beds to allow planting of vegetables, herbs, and flowers.
- An open area to allow for small plots or row crops.
- A small mini-orchard of fruit trees approximately 12-feet on center.
- An organic composting area for green waste and/or soil amendment area.

F. "Secondary" and smaller urban farm nodes shall be provided in several locations throughout the greenbelt corridors, as identified on Figure 2-1. These facilities are intended to be a scaled-down version of the "primary" urban farm node and may include:

- An overall fenced area of approximately ±30'x±100' or ±3,000 s.f.
- A green house and/or shed measuring approximately ±8'x±16', designed as a prefabricated building that can be delivered and dropped on a concrete pad, or erected from a kit.
- A shade structure or trellis planted with vines.
- A small tool shed (e.g. kit built or 5' x 5' tough shed without restroom facilities).
- A combination of raised planter beds, a row crop area, or mini-orchard of fruit trees, configured in an aesthetically pleasing manner.
- A composting and/or soil amendment area.

G. Nodes should be enclosed with a ±42"-high post and rail fence with hog wire, or similar fence with a consistent design for all nodes (see Section 2.10).

H. Urban farm nodes should be designed in conjunction with the landscape plans and construction drawings for greenbelt corridors and bike/pedestrian trails.

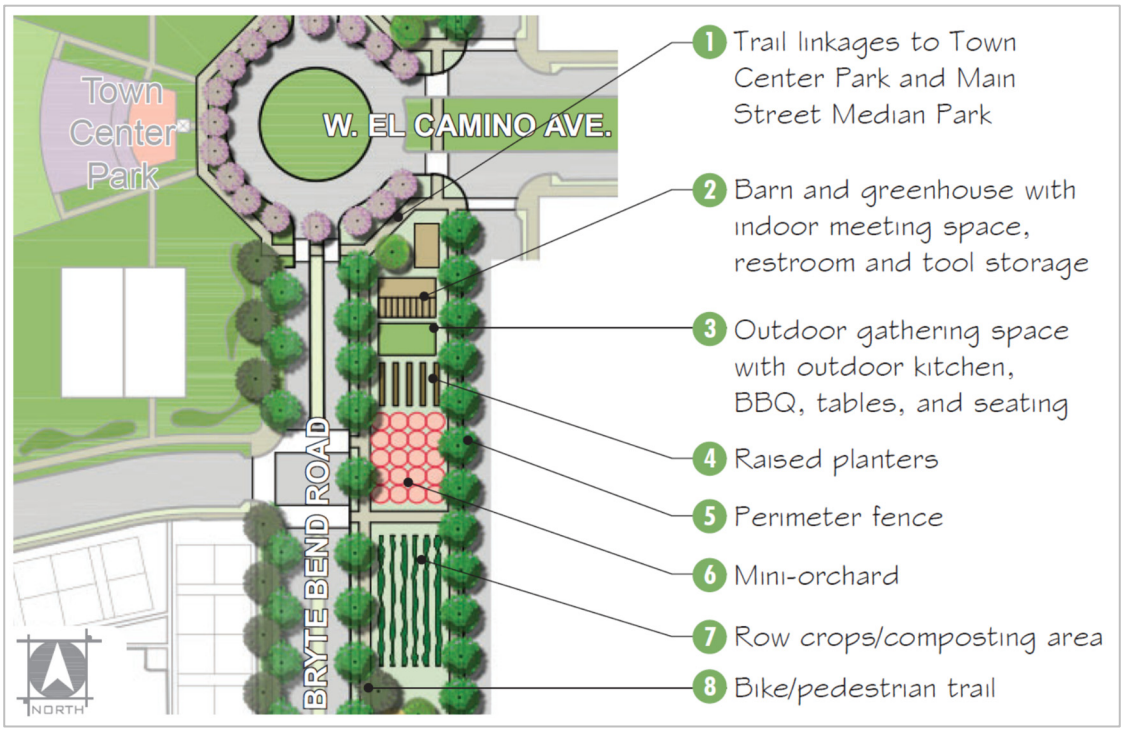
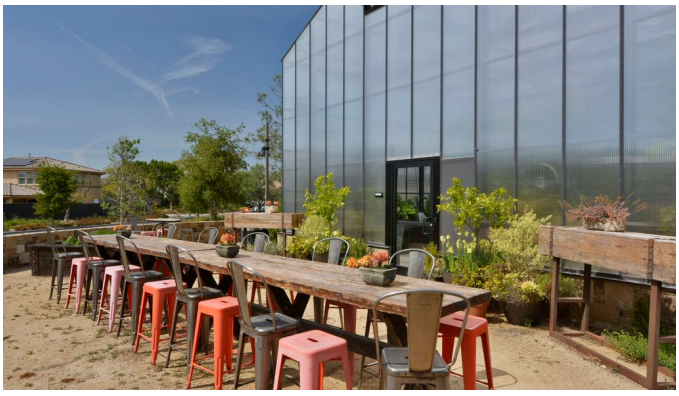


FIGURE 2-22: PRIMARY URBAN FARM NODE CONCEPT PLAN

Raised planter example



Outdoor seating example

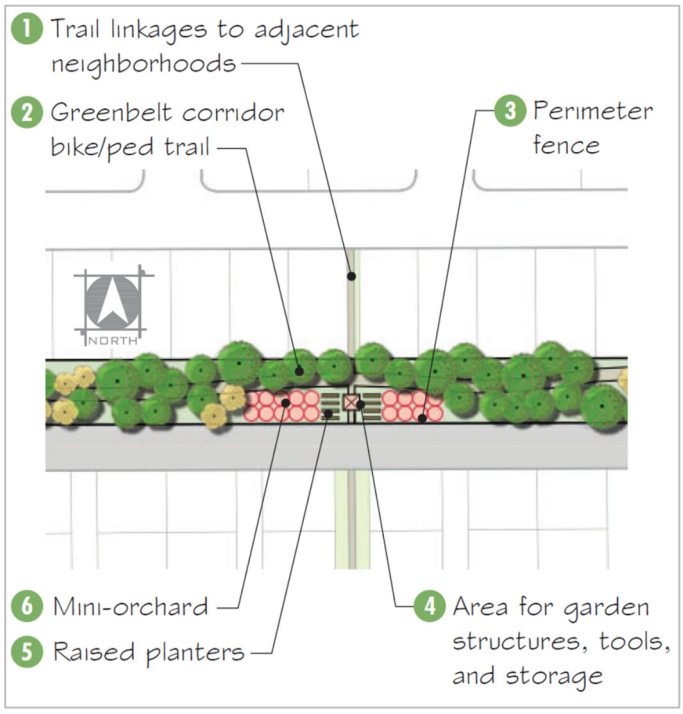


FIGURE 2-23: SECONDARY URBAN FARM NODE CONCEPT PLAN

2.8 PERIMETER LANDSCAPING OF LAKE BASINS

Several Open Space Lake/Detention Basins are planned throughout the community to accept and treat storm drainage. Each basin is located to allow for the phased construction of the Development Area and its perimeter typically provides a flat area with a pedestrian trail and a 3:1 slope bank down to the water surface armored with rip-rap (i.e., large stones) to minimize erosion. Edges include landscaping to provide for outdoor recreation and reflection (jogging, hiking, walking, benches to rest or read, potential dog play area, RC boats, and/or LID features). The lake water surface is planned at approximately ±10 feet downslope from the surrounding trail, but during large storm events the water surface is expected to rise, and then be drawn back down by storm water pump stations. Lake basins are designed to contain a 100-year storm event with appropriate freeboard, while also providing water quality for urban runoff. This, in conjunction with adjacent landscaping, helps reduce the heat island effect and provide carbon sequestration. It is anticipated the water surface will remain relatively constant during the summer and fall months due to relatively high water table, but as noted, lake basins will be drawn down during winter and spring months to maintain flood storage capacity.

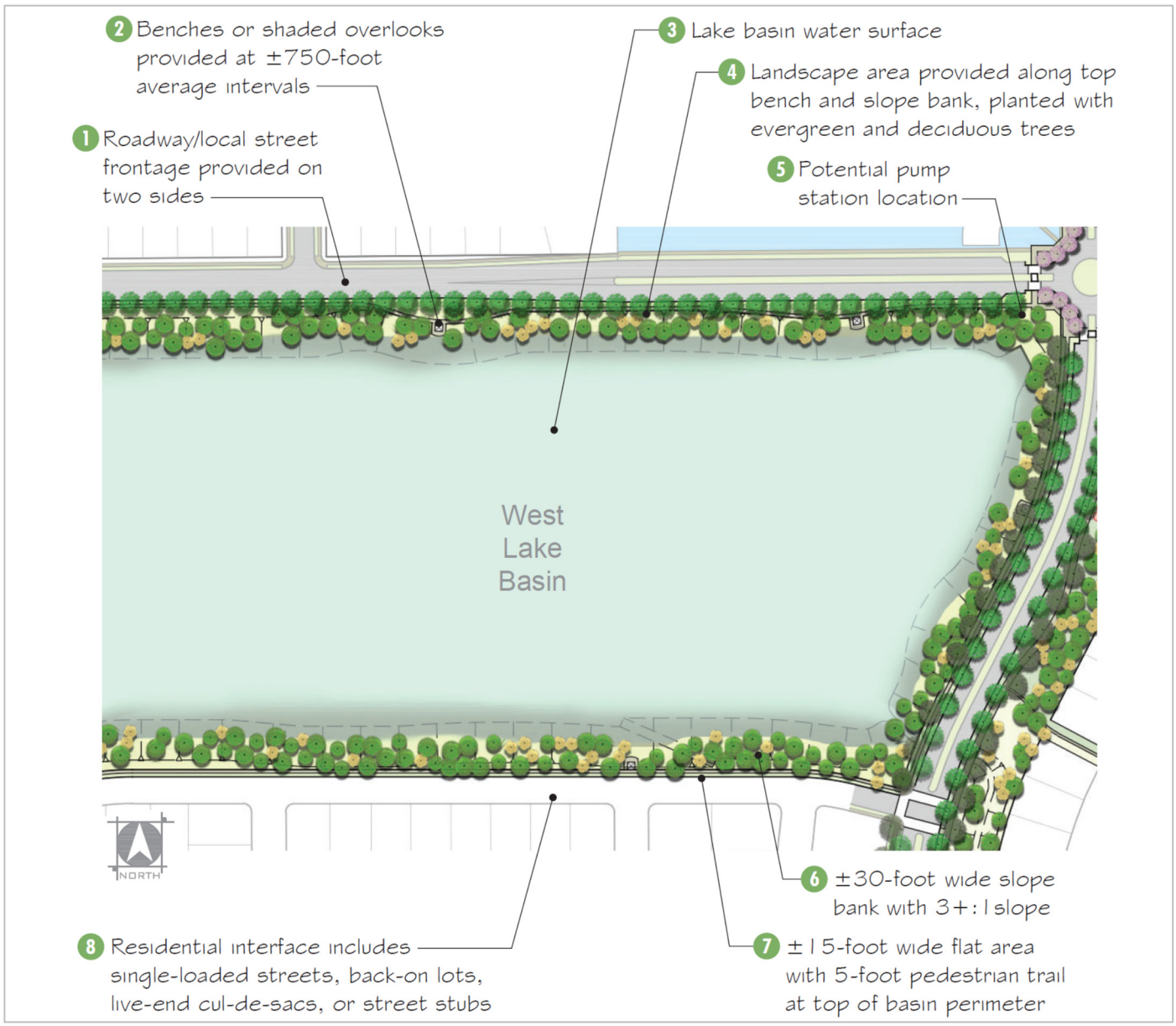


FIGURE 2-24: BASIN PERIMETER LANDSCAPE & TRAIL CONCEPT PLAN

Standards & Guidelines for Section 2.8:

A. The design of all lake basin perimeter landscape areas shall be guided by the concept plan illustrated in Figure 2-24 and as approved by the County.

B. Perimeter landscape areas shall consist of a minimum ±15-foot wide, level surface area along the top of slope bank for landscaping and associated amenities. A ±3:1 slope bank around the basin's edge should be approximately 30 feet wide and shall be landscaped to enhance the perimeter. Landscape corridors at road edges are considered a part of each basin's perimeter landscape area.

C. Landscape design shall include a combination of evergreen and deciduous trees on either side of the pedestrian trail edges, as well as down slope, at an average spacing of approximately 30 feet on center (approximately ±50 trees/acre).

D. Trees located down slope near the water's edge shall consist of species that are tolerant of intermittent high water table conditions and/or flooding during the winter and spring storm events.

E. At such time that lake basins are rough graded they shall be hydro-seeded and protected with erosion control measures.

F. A 5-foot wide pedestrian trail shall be provided along each basin's perimeter, which should have a gently-meandering design where possible, consistent with the design section illustrated in Figure 2-25.

G. Benches or shaded overlooks should be provided at an average spacing of ±750 feet.

H. Roads shall be located on a minimum of two sides of each lake basin to provide visibility and access. Where adjacent to a residential neighborhood, bike/pedestrian access shall be provided via a roadway and/or paseo. Where basins are adjacent to the West Drainage Canal (aka Witter Canal), RD-1000 access roads may be included.

I. Where adjacent to residential lots, a durable open view metal fence shall be provided, consistent with the fencing provisions in Section 2.10.

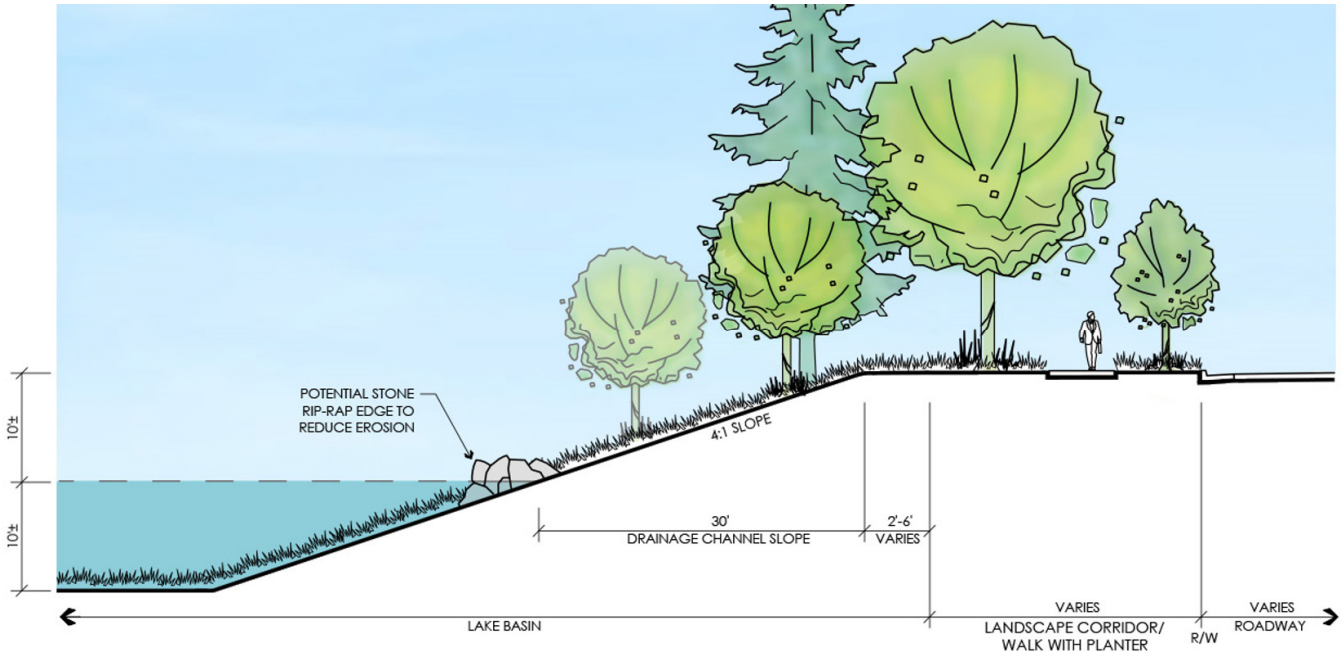


FIGURE 2-25: BASIN PERIMETER TRAIL SECTION VIEW

2.9 LANDSCAPE CORRIDORS

All major roadways include landscape corridors along each street edge, which are illustrated in the various roadway design sections in UWSP Section 4.4. Landscape corridors include bike/pedestrian trails and/or sidewalks, and associated landscaping and tree plantings. Landscape corridor design shall be guided by the provisions in this section.

2.9.1 West El Camino Avenue & Town Center Side Streets

Landscape corridors and street edges in the Town Center incorporate unique design requirements in order to create an urban, pedestrian-oriented environment envisioned for the District. To ensure that vision is realized as Town Center streets are constructed, the design requirements outlined in this sub-section shall apply to West El Camino Avenue and all Town Center side streets.

Standards & Guidelines for Section 2.9.1:

A. The design of streetscape edges/ landscape corridors in the Town Center District shall be guided by the concept illustrated in Figure 2-26 and as approved by the County.

B. A 16-foot planter and sidewalk area is required for all Town Center streets, as illustrated in Figure 2-27.

C. Along West El Camino Avenue, a 10-foot wide sidewalk shall be provided, which is separated from the street curb with 6x6-foot tree wells and pavers between tree wells, as illustrated in UWSP Figure 4-2.

D. Along all Town Center side streets, an 8-foot wide separated sidewalk shall be provided, which is separated from the street curb by an 8-foot wide landscaped planter. The planter area may consist of trees and groundcover or pavers between tree wells.

E. A consistent application of deciduous street trees shall be utilized throughout the District, spaced approximately 30-feet on-center, to create a consistent tree canopy.

F. Tree plantings should "mirror" one another along opposite street edges, resulting in a consistent, regimented street canopy.

G. Where provided, tree wells shall utilize a protective grate made of metal, or other durable material, to provide an ADA-compliant surface. Root barriers should be used around the perimeter of tree wells to direct root growth downward.

H. Tree wells, planter areas, and paver areas between tree plantings along public streets should utilize a porous soil mix that allows for deep rooting of trees and to allow the percolation of urban runoff.

I. Streetscape design (i.e. sidewalk and tree wells/planters) for Town Center streets shall be determined by the first development application for a site fronting on that street segment, and shall serve as the template to be replicated on other segments of the same street.

J. An approved street tree master plan for the Town Center shall be secured prior to approval of any roadway Improvement Plans within the District.

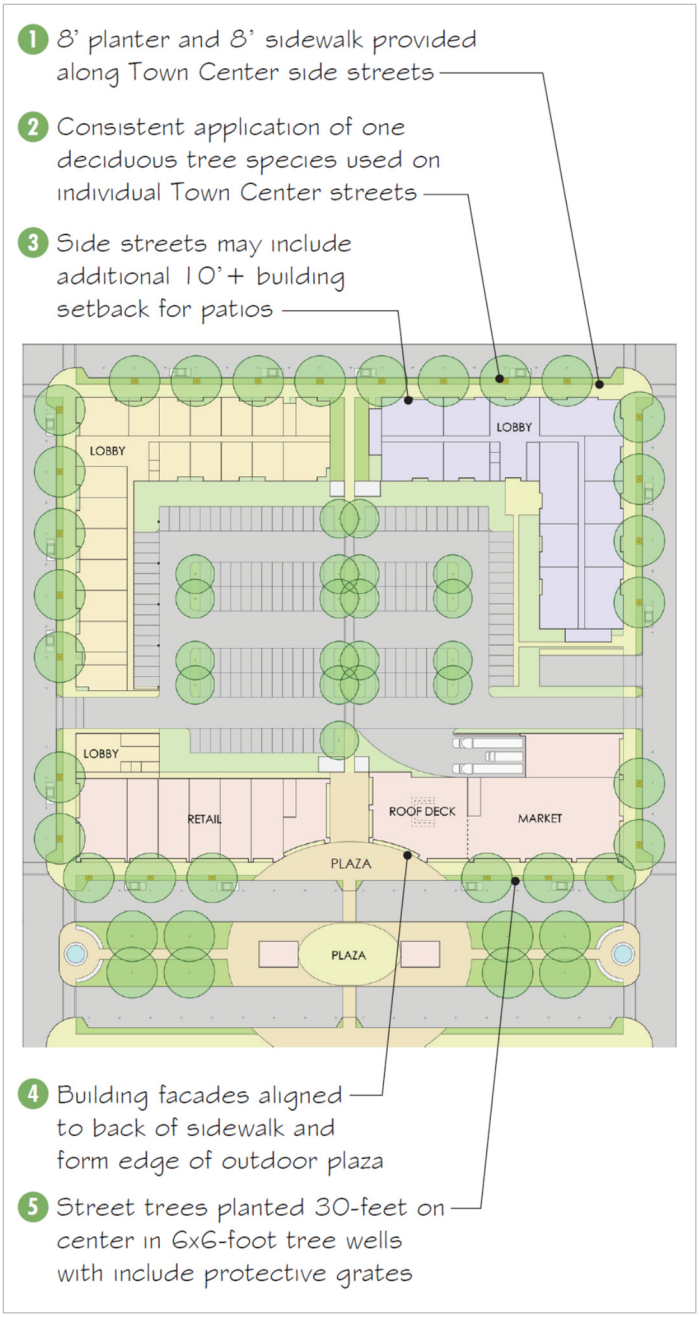


FIGURE 2-26:
TOWN CENTER STREETSCAPE CONCEPT

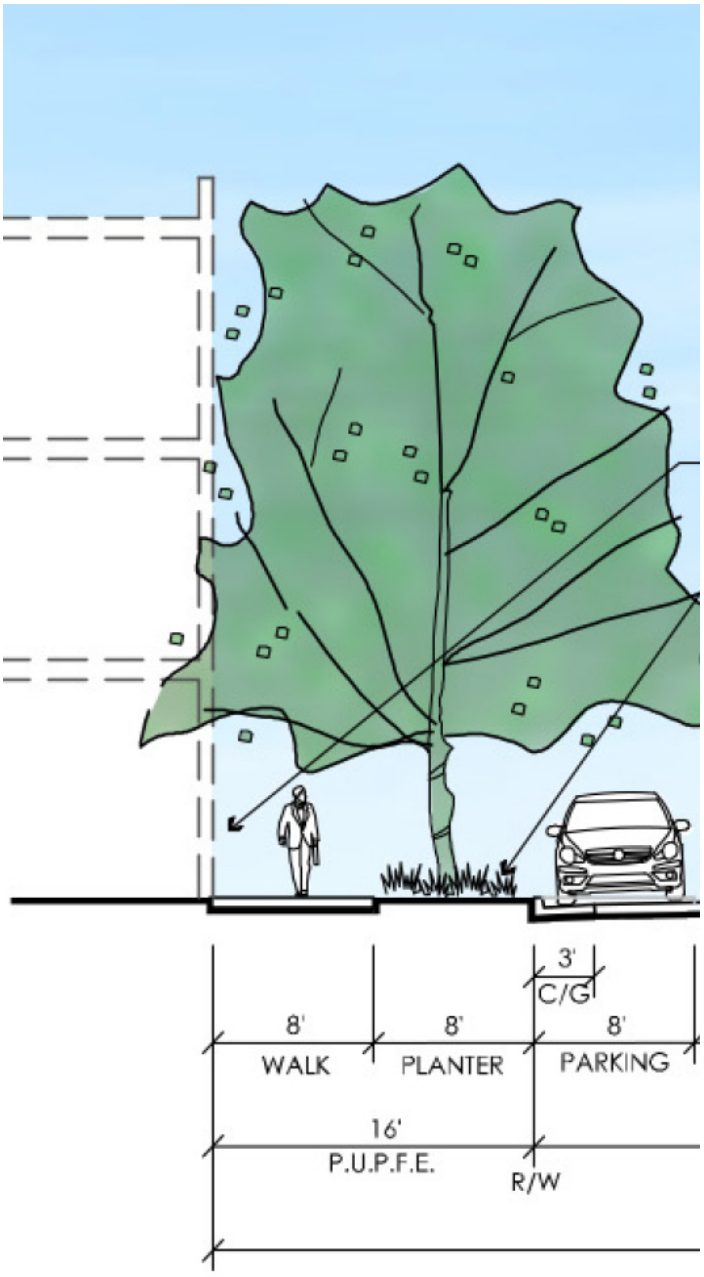


FIGURE 2-27:
TOWN CENTER SIDE STREET SECTION VIEW

2.9.2 Arterial Roadways

The Conceptual Roadway Plan in UWSP Section 4.4 identifies several arterial roadways within the Plan Area. These include El Centro Road north of Street 4, and Farm Road east of El Centro Road. A landscape corridor is included along arterial roadway edges, which provides space for a separated sidewalk or bike/pedestrian trails. Typical corridor widths are designed to be 25-feet wide, but are to be expanded to 29-feet where a Class I trail is incorporated.

Standards & Guidelines for Section 2.9.2:

A. Landscape corridor and median design shall be guided by the concept plan illustrated in Figure 2-28, as approved by the County.

B. A landscaped corridor shall be provided along roadway edges, consistent with applicable roadway sections illustrated in UWSP Section 4.4 and as conceptually illustrated in Figure 2-29.

C. Landscape corridors shall include a separated sidewalk to the extent feasible, which may be attached to back of curb at intersections, bus turnouts, right turn lanes, and other areas deemed appropriate by the County. Right-turn lanes may encroach into a landscape corridor.

D. Each arterial shall utilize a predominant large deciduous shade tree in the landscape planter between the curb and sidewalk, at an average rate of approximately 30-feet on center. A mix of evergreen trees should be utilized between the sidewalk and wall/building edge at a rate of approximately 30-feet on center.

E. Medians shall be consistently planted with a specific deciduous canopy tree and groundcovers.

F. Spring and summer flowering and/or bright fall color accent trees should be provided at median breaks to visually identify street intersections. Tree spacing near intersections should take into consideration sight lines for vehicular traffic to reduce potential safety issues.

G. Low ground cover should be utilized in medians and curbside planters, and a mix of ground covers and shrubs shall be utilized between the sidewalk and walls/building edges. Vines are encouraged to minimize the visibility of masonry walls.

H. A vertical curb directly behind the walkway shall not be required, and instead, an appropriate soil mix and slope and/or slight depression shall be utilized to contain irrigation run-off.

I. Tree plantings within the El Centro Road powerline easement shall have a low height at maturity, consistent with requirements of the Sacramento Municipal Utility District (SMUD).

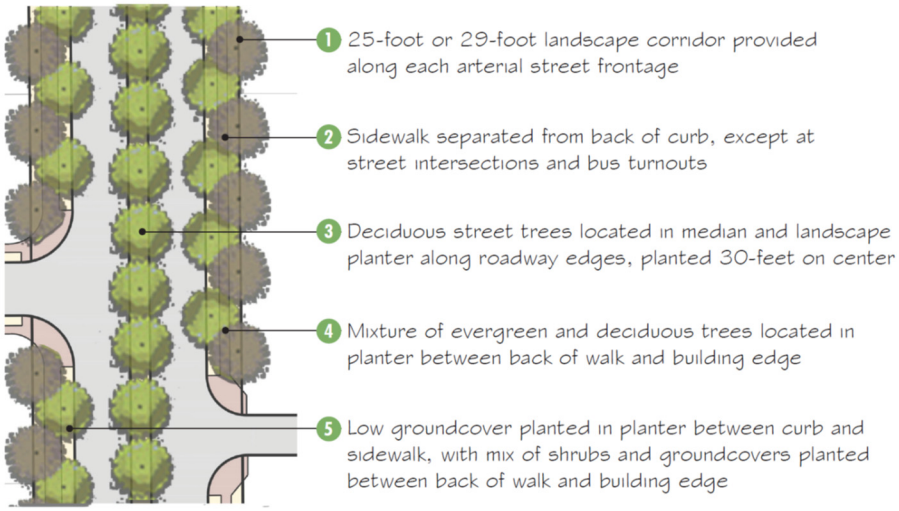


FIGURE 2-28: ARTERIAL ROADWAY LANDSCAPE CONCEPT

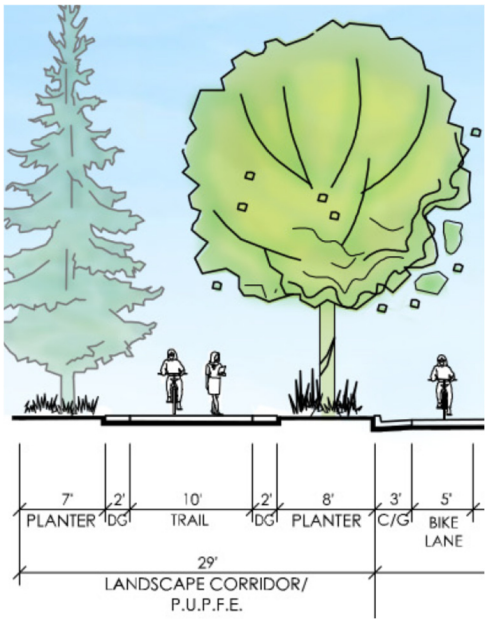


FIGURE 2-29: ARTERIAL LANDSCAPE SECTION

2.9.3 Collector/Primary Streets

As outlined in UWSP Chapter 4, Mobility, several of the community's collector streets include a unique design with landscape corridors and a continuous landscaped median. This design is intended to minimize left turn pockets to the extent practical, and instead rely on roundabouts, traffic circles, and stop controlled median breaks to accommodate turning movements.

The design approach for collector streets is a differentiating factor of the Upper Westside community. Median design serves to slow and calm vehicular traffic, and with a lack of center turn pockets, the additional landscaping helps create attractive, shady routes for all travel modes. This additional tree planting is also intended to help reduce the solar gain on paved surfaces and the heat island effect, thereby enhancing carbon sequestration by increasing the on-site vegetative mass in proximity to vehicular traffic. Refer to Section 4.4 of the UWSP document for design sections for collector/primary streets.

Standards & Guidelines for Section 2.9.3:

A. Landscape corridor and median design shall be guided by the concept plan illustrated in Figure 2-30, as approved by the County.

B. Landscape corridors shall be provided along the edges of each Collector/Primary Street, consistent with the roadway design specifications provided in UWSP Section 4.4, Roadway Design and as conceptually illustrated in Figure 2-31.

C. Collector/Primary Streets shall be designed with continuous medians with breaks for turn movements and limited use of turn pockets, allowing additional street trees to be planted in the 12-foot median. Left turn pockets shall only be permitted where warranted at high volume intersections, as determined by the County.

D. Vehicular stop control and pedestrian crosswalks shall be provided at all median breaks, as determined by the County.

E. An 8-foot landscape planter shall be provided between the curb and sidewalk to allow for a mix of large deciduous street trees to be planted for shade. Between the sidewalk and a wall, fence, greenbelt, or drainage channel, a mix of evergreen and deciduous tree plantings are preferred, to be augmented by a mix of colorful shrubs and groundcovers.

F. Trees should be planted at an average rate of approximately 30-feet on center, however trees may be clustered or grouped depending on the landscape design, paseo connections, location of utility vaults or boxes, and other factors.

G. Medians shall be consistently planted with a specific deciduous canopy tree and groundcovers. Accent trees (i.e., fall color or flowering) shall be utilized at median breaks to visually identify street intersections.

H. Medians may be utilized to provide LID features, allowing urban runoff to be directed into a bio-swale feature for treatment provided these features do not interrupt the cadence of median tree plantings.

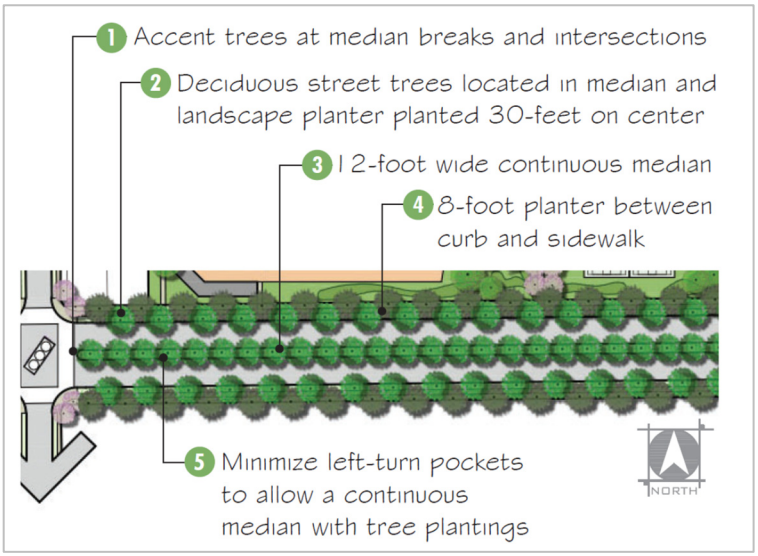


FIGURE 2-30: COLLECTOR STREET LANDSCAPE CONCEPT

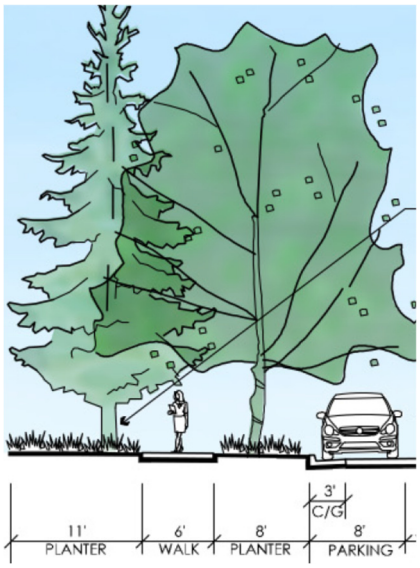


FIGURE 2-31: COLLECTOR LANDSCAPE SECTION

2.9.4 Bryte Bend Road Roundabouts & Traffic Circles

Along Bryte Bend Road, 100-foot diameter roundabouts are planned at intersections with Radio Road and West El Camino Avenue. The roundabout at West El Camino Avenue is envisioned as an extension of the Median Park. Additionally, 60-foot diameter traffic circles are planned at intersections with San Juan Road, Farm Road, Street 2, and at the southern terminus of Bryte Bend Road. Functionally, these features calm and control vehicular traffic while visually enhancing the community's "green space" framework. Roundabouts and traffic circles shall be consistent with the design requirements outlined in this sub-section.

Design details for the roadway approaches and medians for these features are to be determined with subsequent Tentative Subdivision Maps and Roadway Improvement Plans.

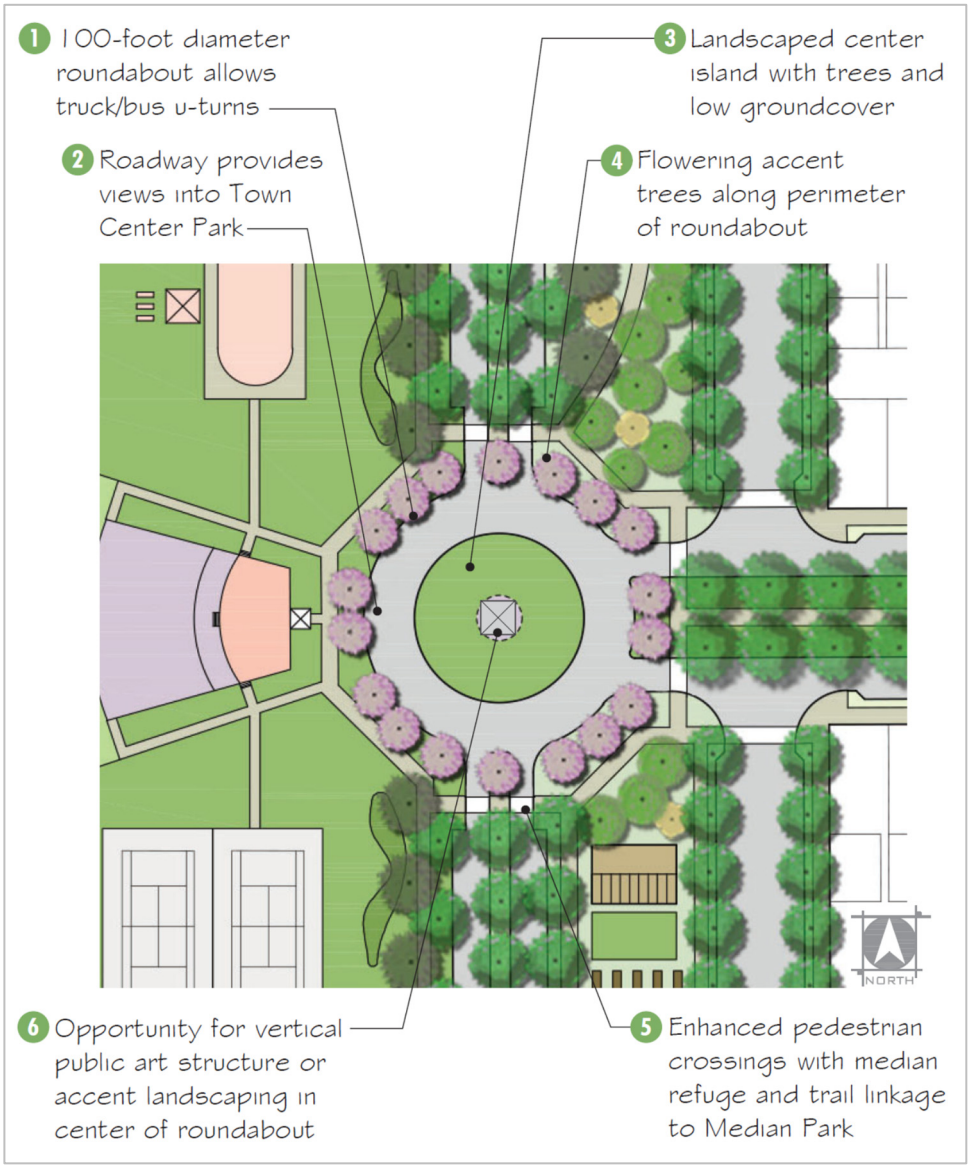


FIGURE 2-32: 100-FOOT DIAMETER ROUNDABOUT

Standards & Guidelines for Section 2.9.4:

A. The design and landscaping of roundabouts and traffic circles shall be guided by the concept plans illustrated in Figures 2-32 and 2-33, as approved by the County.

B. Precise design of roundabouts and traffic circles shall be determined in coordination with County staff when roadway plans are prepared for affected intersections. Improvement plans shall include landscape plans that locate utilities, plant materials, irrigation, etc.

C. Roundabouts shall allow for full turn movements (including U-turns) by large vehicles including SacRT long haul buses, fire trucks, and solid waste disposal trucks. Traffic Circles are not intended to allow U-turns for large vehicles, but accommodate right turn movements, through travel, and left turns. Roundabouts and traffic circles should be signed appropriately to advise drivers of large vehicles.

D. Landscaped islands within these features should include a 10-foot mountable curb area that allows additional space for large truck turns, with the center area landscaped with a combination of accent trees and groundcovers. Islands should be designed to include electrical connections for up-lighting of accent trees or public art.

E. Perimeter landscaping should include flowering accent trees that visually distinguish these intersections from conventional stop-controlled intersections.

F. Enhanced pedestrian crossings (e.g., colored and/or stamped concrete or asphalt, lighting) with a median refuge shall be provided where approaching streets meet a roundabout or traffic circle to facilitate the movement of bicyclists and pedestrians from adjacent sidewalks and trails.

G. As required by County standards, crosswalks, signage, and enhanced lighting shall be provided at roundabouts and traffic circles.

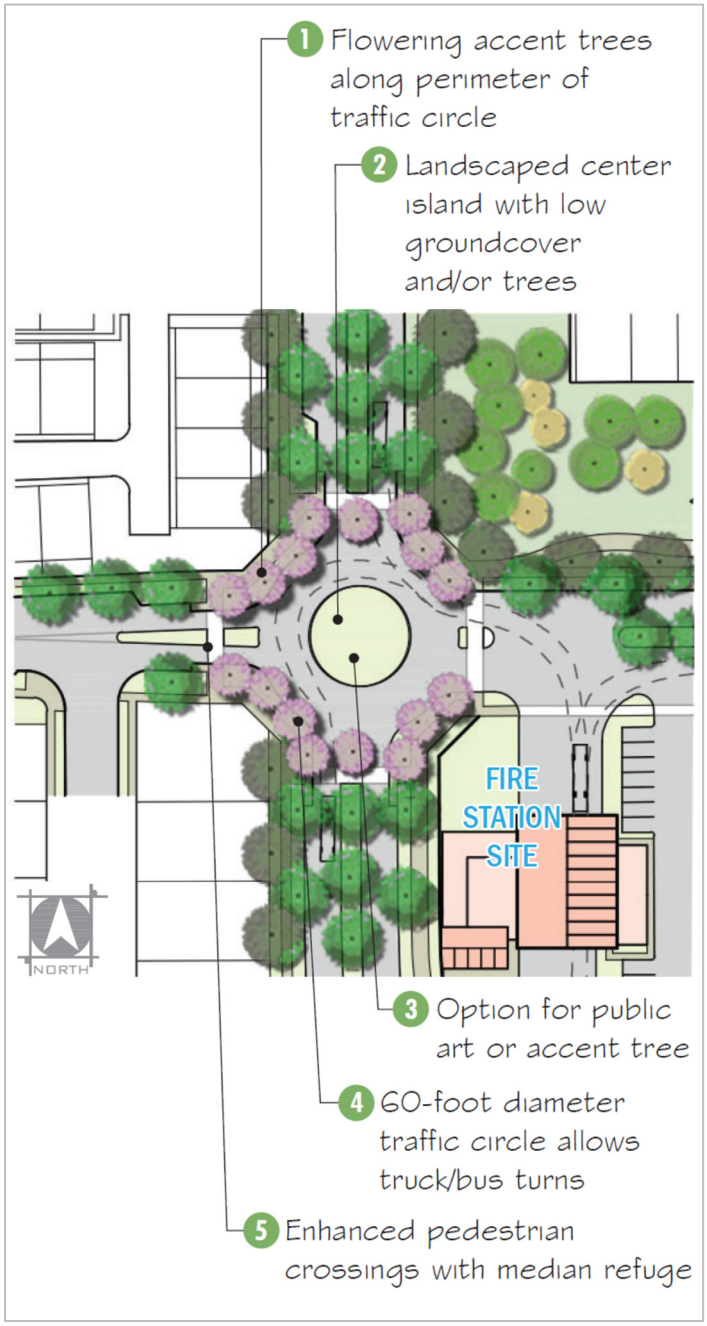


FIGURE 2-33: 60-FOOT DIAMETER TRAFFIC CIRCLE

2.10 WALLS AND FENCING

The consistent design application for walls and fences is required to provide a unifying element for the community. The Land Use Plan and Roadway Plan have been carefully designed to minimize the need for walls by placing commercial uses adjacent to Interstate 80. This, combined with planned roadway alignments, creates a separation and buffer around residential uses.

Walls are planned in limited instances along major roadways where sound attenuation is required adjacent to residential uses. These corridors are located along El Centro Road due to the anticipated traffic volumes of this major roadway. Walls may also be needed along short segments of Farm Road, Radio Road, and other streets based on acoustical analyses.

Figure 2-34 identifies the planned location of walls and fences throughout the Plan Area. The exhibit is conceptual, and wall/fence placement and height are to be determined by subsequent development applications (i.e. tentative subdivision maps or improvement plans).

Where visible from major roadways and public spaces, walls and/or fencing should utilize a consistent design, which is specified in this sub-section. Upgrades to wall and fence design described below are permitted, but should be approved by the County to ensure continuity throughout the community when viewed from the public realm.

Standards & Guidelines for Section 2.10:

A. In order to create a social and walkable community, the location of walls and fences shall be strategic and consistent with the wall/fence types illustrated in Figure 2-34. Additional locations and/or design types may be permitted where appropriate to specific project design, subject to County approval.

B. Wall and fence design shall be guided by the photographic examples illustrated in this sub-section.

C. The use of masonry walls should be limited to areas where required for durability or noise attenuation. They may also be utilized along entry drives into residential neighborhoods from adjacent arterial and collector/primary streets to provide signage, or a more durable barrier and/or aesthetic feature.

D. Decorative pilasters should be incorporated into the design of masonry walls or enhanced wood fences, primarily located where wall/fence planes change direction, or as an integral element of residential neighborhood entry features or pedestrian paseos.

E. Walls or fences may be utilized for privacy (e.g., around a hotel pool area) or to screen service areas (e.g., truck loading docks, trash areas, etc.). In such cases, walls should be consistent with the architectural design of buildings.

F. Where required for sound attenuation, masonry wall height shall be determined by a Noise Analysis. Where practical, architectural noise attenuation measures should be employed to reduce the wall height to a reasonable level as viewed from the public realm.

G. Plant materials shall be utilized within landscape corridors to help screen the prominence of walls or solid fences. Along major roadways, this should consist of ground covers, vines, shrubs and trees located between a landscape corridor's sidewalk and wall.

H. Open view metal fences should be utilized in instances where residential uses back onto greenbelts, lake basins, West Edge Buffer, Ag Buffer, or other open space areas to allow visibility by residents.

I. On single-family residential corner lots that are away from neighborhood entries, fencing should enclose the rear yard and stop at approximately the midpoint of the side/street-facing wall, allowing a home to address adjacent street frontages.

J. Multi-family residential developments may utilize walls or fences as a means to provide on-site security or privacy, but they shall not create a barrier along the perimeter of an entire project site, thereby allowing residential buildings to form the streetscape edge to the maximum extent feasible.

K. Masonry walls shall be provided along the perimeter of public utility sites, such as those used for water storage tanks, sewer lift stations, and electrical substations. Recognizing that walls can not fully screen public utilities from off-site view, walls should be used to secure these features and should be augmented with trees and landscaping that visually soften edge conditions.

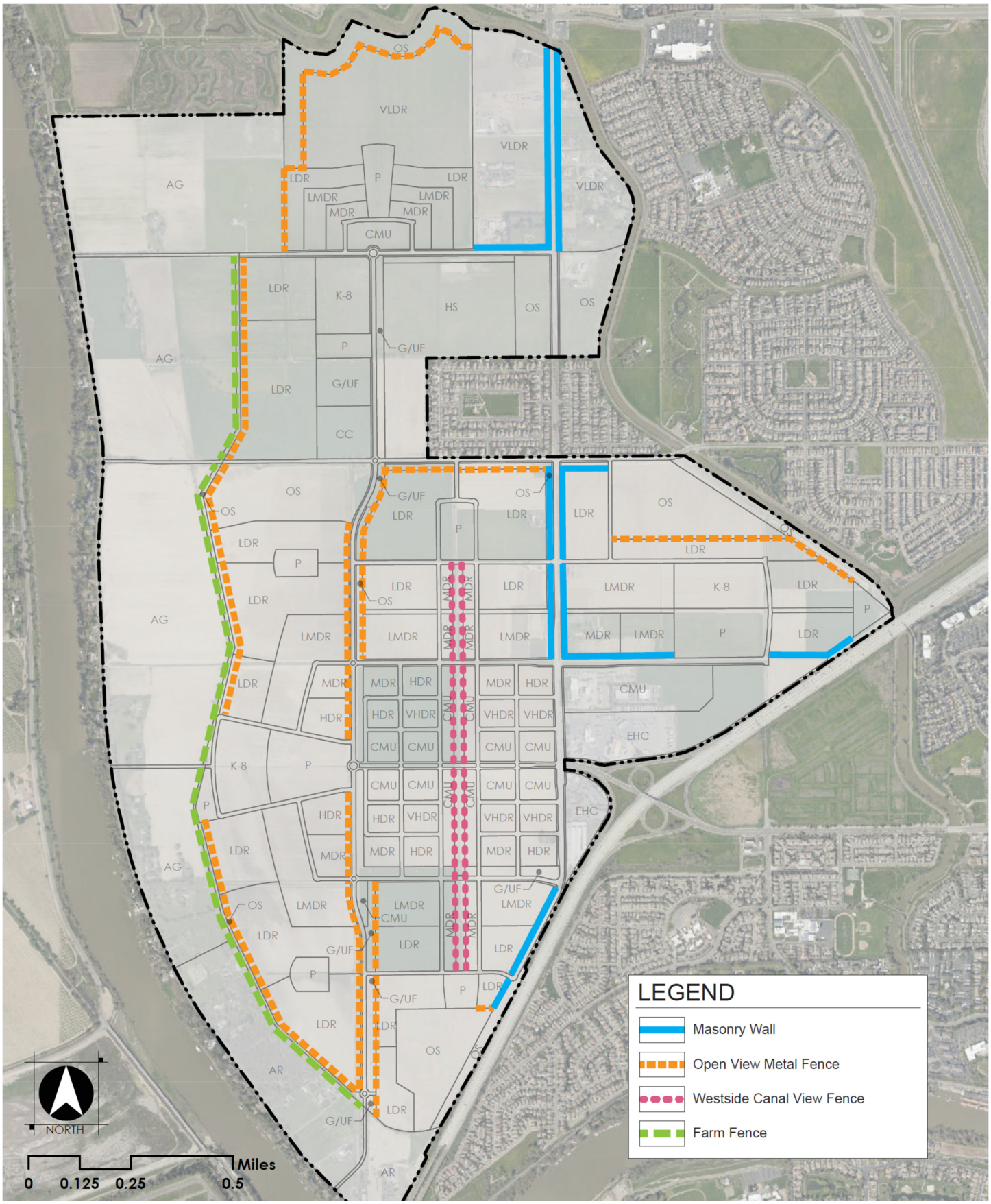
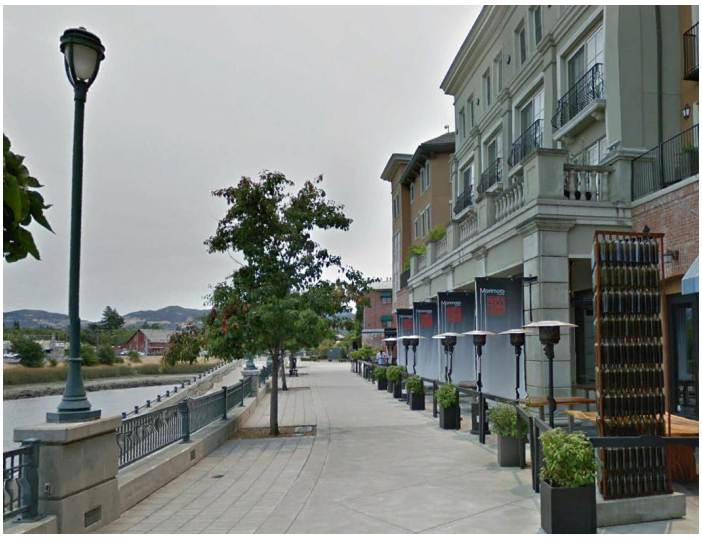


FIGURE 2-34: WALL AND FENCE EXHIBIT

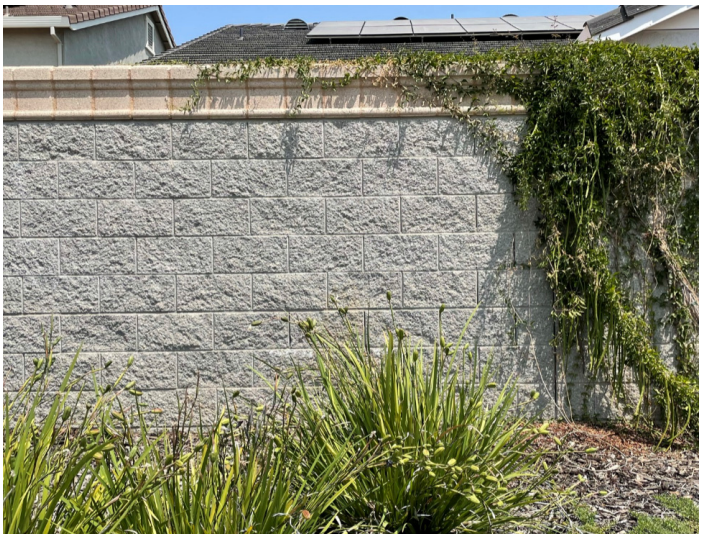
Types of Walls and Fences:

Westside Canal View Fence



A decorative ±42"-high open view metal fence, as illustrated in Section 2.3, is required on both sides of the Westside Canal, and at roadway crossings, to control the pedestrian interface. Fence design should incorporate simple vertical pickets, and a substantial top and bottom rail to withstand heavy pedestrian traffic. The design should incorporate metal posts (±3" x ±3") every ±8-feet to ±10 feet, and a concrete pilaster (±12" x ±12") with a pedestrian scale light or lantern less than 10' in height located every ±50 feet or at a spacing as determined by a Lighting Study to confirm the bike/pedestrian trail is sufficiently illuminated. The canal headwall should extend upward from the finished walkway surface to provide a ±4"-high curb, on which the fence should be installed. The posts and pilasters shall be spaced in a regular, regimented fashion and shall have an identical design with fencing on the opposing side of the canal.

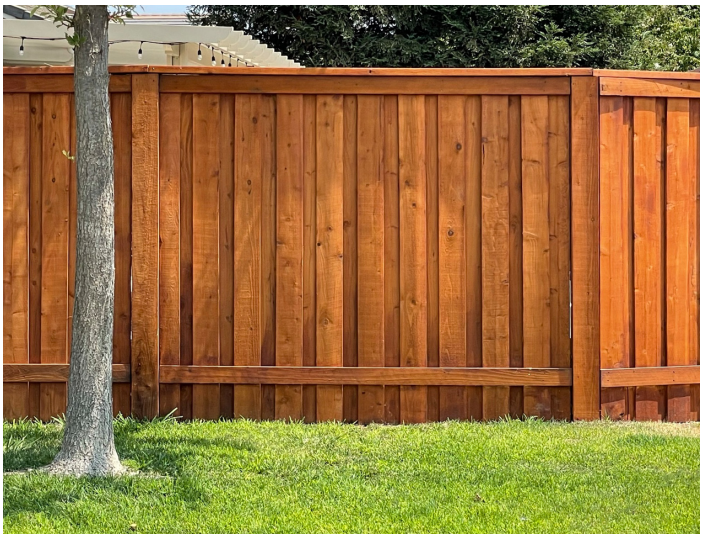
Masonry Wall



Masonry walls are planned along the El Centro Road, Farm Road, and I-80 corridors to provide sound attenuation due to anticipated traffic volumes. Wall height is to be determined by Noise Analysis for each roadway corridor and is anticipated to be approximately 7-feet high adjacent to El Centro Road. Walls should be simply constructed to minimize maintenance utilizing a commonly available, earth tone colored, split faced masonry block, comb faced block, or similar textured material. Walls should be reinforced (e.g., Proto-II) to improve durability. A simple stone or concrete capstone that extends beyond the face of the wall to provide a visible shadow line shall be incorporated as an accent for the top of the wall. Additionally, decorative pilasters may be incorporated into masonry wall design, primarily located where wall planes change direction or as an integral element of residential neighborhood entry features.

Types of Walls and Fences:

Enhanced Wood Fence



Enhanced wood fencing should be utilized where needed to provide privacy for homes in instances where paseos are sited between two residential lots to provide bike/pedestrian access to an adjacent greenbelt corridor, basin trail, at neighborhood entries, or other locations where a non-masonry fence is required and is visible from a arterial/collector/primary street or public space. This 6-foot wood fence shall be constructed in solid panels in a durable manner to provide privacy of windows located on the sides of homes. Vertical fence planks should be overlapped to prevent visibility through the fence, which are topped with an architectural cap. Additionally, decorative pilasters may be incorporated into fence design at neighborhood entries, pedestrian paseos, and other highly visible locations in order to reinforce the UWSP's landscape design theme.

Neighbor Fence

Neighbor fencing should be utilized to enclose residential rear yards, typically along "back-to-back" or "back-to-side" shared property lines within a residential subdivision. This 6-foot wood fence is generally not visible from public streets, and therefore, some flexibility is allowed in its design and construction. Typically, a good neighbor fence is attractive when viewed from either side and/or wood panels alternate. In rear yard areas, a ±5-foot solid panel with a ±1-foot lattice panel on top, may be utilized to allow neighbors to talk to each other through the fence.

Types of Walls and Fences:

Front Yard Fence or Wall

As a method of encouraging outdoor living spaces such as a patio with seating, a ±36"-high front yard fence or wall, which is consistent with the design of a home's architecture, may be utilized to contain a private yard area. This is anticipated to occur where CMU or MDR uses are adjacent to the Westside Canal's bike/pedestrian corridor, but this fence type could also be utilized in single-family neighborhoods. This wall or fence design could be uniform for CMU or MDR developments along the canal, or could vary for single-family detached residential areas to be consistent with individual home design.

Open View Metal Fence

A simple ±6-foot high open view black metal fence, or tubular steel fence, should be utilized where single-family homes back up to the West Edge Buffer, open space areas, greenbelts, or parks. Open view fencing may also be utilized as a perimeter fence around multi-family residential developments, K-8 school sites, and/or parking areas to provide security. This fence type may include decorative pilasters in high visibility areas and/or a knee wall where appropriate for project design. The use of metal spikes is not permitted.

Types of Walls and Fences:

Post & Rail Fence

A post and rail fence shall be utilized to contain the urban farm nodes located throughout the UWSP community. It shall also be utilized between bike/pedestrian trails and drainage channels to discourage pedestrian access to these features. Fence material may consist of wood, vinyl, concrete, or other highly durable material with a wood-like appearance. Exterior finish should consist of a brown or dark brown color (i.e. wood stain or integral color), to reduce its visual prominence. An integral, low maintenance color is preferred. This fence is anticipated to ±42" or less in height and may incorporate either two or three rails.

Farm Fence

Farm fencing consists of an agricultural fence to be used as a barrier between the westerly edge of the Development area and parcels within the Ag Buffer. The objective of this fence is to prevent UWSP residents or pets from trespassing onto the Ag Buffer in order to minimize potential disruption of farm operations or animal keeping located on neighboring Ag Residential or Ag Cropland parcels. This fence is anticipated to be a multi-strand barbed wire over mesh fence approximately 48"-60" in height, attached to steel and/or wood posts spaced approximately ±8-feet on center. The fence should utilize a durable ±2" wire mesh (or similar) along the bottom portion to prevent small animals or pets from crossing.

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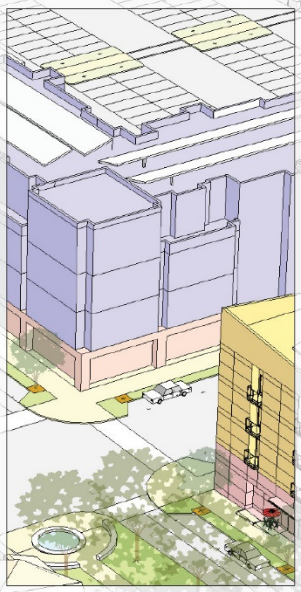
CHAPTER 3
TOWN CENTER



Inside this Chapter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3.1 OVERVIEW & INTENT

This chapter provides design guidance for development of the Upper Westside's ±200-acre Town Center District. The intent is to create a Town Center for the community that has a modern, urban, human-scale environment. As envisioned, the Town Center's urban form is comprised of a grid iron street network that provides walkable blocks, wide sidewalks that are pedestrian-friendly, and mixed-use, multi-story buildings that frame the streetscape and define the public realm. The Town Center's boundaries, land use designations, and defined quadrants are illustrated on Figure 3-1.

This chapter builds upon the Sacramento Countywide Design Guidelines (SCDGs) by providing standards and guidelines with detailed design guidance for the development of the Town Center District. It addresses the District's urban form and development pattern, architectural design, permitted uses and development standards, and includes sample development prototypes that illustrate its development potential. Design guidance for the Westside Canal, the Median Park in West El Camino Avenue, greenbelt corridors, parks, and landscape corridors are provided in Chapter 2, Community Framework.

Applicability

The standards and guidelines in this chapter are to be applied to all proposed development projects in the Town Center. For conventional, "market rate" residential projects the provisions of this chapter apply in addition to those contained in Section 3.0, Multifamily Design Standards, of the Countywide Design Guidelines. However, where residential development proposals are only subject to "objective" standards under State law, such as those that follow the provisions of Senate Bill 35 (SB-35), they shall be consistent with the permitted uses, development standards, and the objective design standards in Section 3.4 of this chapter, in addition to the County's adopted Multifamily Design Standards document. In these instances, residential development proposals should consider applying the design guidelines in Section 3.5 to ensure that the Town Center district develops as envisioned. Finally, when applying the County's Multifamily Design Standards to a proposed project, some provisions may be deemed "not applicable" by the County if it is determined that they are not consistent with the policies, standards and guidelines of the UWSP and DS&DGs.

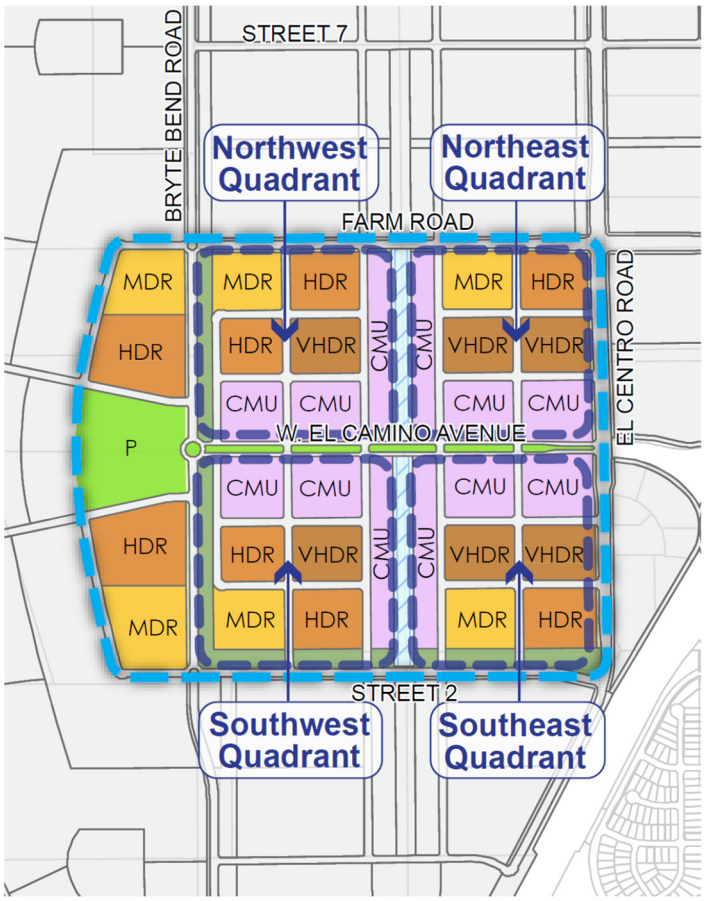


FIGURE 3-1: TOWN CENTER DISTRICT KEY MAP

3.2 DESIGN OBJECTIVES

The Town Center District is designed to develop as an urban center that anchors the Upper Westside community. Its urban form, design, and development pattern are to be modeled after a traditional downtown setting, with mixed-use buildings that allow for a combination of commercial/ office uses and public spaces to be integrated with a variety of high-density residential uses. The mix, intensity/density and spatial relationship between these uses are intended to create a pedestrian environment that allows residents to conveniently walk or bike to work, obtain services, or recreate, thereby reducing or eliminating automobile reliance.

To implement this vision, design and development of the Town Center shall be guided by the following objectives:

- To create an urban framework and development pattern that is defined by West El Camino Avenue and the Westside Canal to form the District's primary organizational axes.
- To create a network of streets and blocks that form a "grid iron" network with short blocks, linear streets, and intersections at regular intervals.
- To establish West El Camino Avenue as the District's primary commercial corridor with a "Main Street" environment.
- To incorporate a central, linear park into the design of West El Camino Avenue that visually strengthens the commercial corridor and accommodates events and gatherings.
- To design the Westside Canal as a visual and recreational amenity that reinforces the District's identity and character while functioning to convey stormwater through the Plan Area.
- To establish compact, urban residential neighborhoods that extend outward from the West El Camino Avenue commercial corridor and Westside Canal.
- To incorporate urban sidewalks into street design with sufficient width for street trees, pedestrian movement, seating, display areas, stoops, and/or porches.
- To create an urban environment by orienting buildings to public street frontages and locating parking lots to the interior of blocks.
- To incorporate a mix of residential and non-residential uses with a development intensity that results in a "24-hour" population in the District.

3.3 SCHEMATIC PLAN REQUIREMENTS FOR CMU

Concurrent with processing of lot division(s) or development entitlements for one or more quadrants in the Town Center (per UWSP Section 8.3), a Schematic Plan shall be prepared (per UWSP Section 8.4). The intent is for the Schematic Plan to establish the framework for subsequent development projects by illustrating the layout of streets, blocks, sidewalks, drive aisles, circulation paths, parking areas and access points, building footprints and stories, and planned building square footage and dwelling unit allocations. A Schematic Plan must be approved prior to commencing development of any CMU parcels in the Town Center District and it must provide details for all CMU blocks within an individual quadrant as identified on Figure 3-1, Town Center District Key Map. This Schematic Plan requirement may cover one or more quadrants in the Town Center District and must demonstrate that each quadrant's CMU parcels achieve the requirements below.

UWSP Section 8.4 outlines a two-stage process for planning the District's CMU parcels. This includes preparation of a Schematic Plan, including its required content and information, followed by preparation of development applications/construction drawings. In order to guide development of the Town Center and ultimately attain the vision outlined in UWSP Chapter 2, any Schematic Plan shall demonstrate how each quadrant's CMU development can achieve the following requirements:

1. The urban framework and block layout, mix and distribution of uses, and building placement and street orientation are consistent with the provisions outlined in Section 3.5 herein and as approved by the County.
2. A minimum amount of non-residential uses, consisting of 162,500 sq. ft., is accommodated in aggregate among all CMU-TC parcels in a single quadrant. This minimum square footage requirement is derived by multiplying the total acreage of all CMU parcels in a quadrant by a FAR of 0.30. Implementing this requirement may be achieved by sharing the minimum sq. ft. requirement among all CMU parcels at different ratios or by focusing it on one or two CMU parcels, which may result in a combination of ground floor "active" uses in mixed use buildings and/or freestanding non-residential buildings, provided all other requirements of this Chapter are met.
3. A minimum of 75% of a building's street frontage along West El Camino Avenue accommodates ground-floor "active" non-residential uses, as defined by the permitted uses in Table 3-1. "Active" uses are those that generate pedestrian activity at the street level.
4. A minimum of 121 vertically-integrated residential units are provided in at least one mixed-use building, with residential units located above ground floor "active" non-residential uses. Vertically-integrated residential units may be accommodated in one building or multiple buildings, and on one or multiple CMU blocks.
5. All vertically-integrated residential units within each quadrant are to be constructed prior to, or concurrent with, the construction of more than 50% of the acreage of the CMU uses identified on the Schematic Plan for that quadrant.

3.4 PERMITTED USES & DEVELOPMENT STANDARDS

The Upper Westside DS&DGs establish the permitted uses and development standards for individual development projects in the Town Center District. Allowable uses and permit requirements for each land use are outlined in Table 3-1, with corresponding development standards outlined in Table 3-2. These zoning-type regulations build upon those outlined in the Sacramento County Zoning Code, but have been customized to facilitate development of the Town Center as envisioned.

All development projects in the Town Center District on CMU, VHDR, HDR, and MDR parcels are subject to the Use Permit findings and procedures outlined in SCZC Chapter 6, Administration, and Design Review requirements outlined in SCZC Section 6.3.2. Deviations to these or other applicable County standards may be approved via a Special Development Permit, pursuant to SCZC Section 6.4. Development of P/OS uses, such as the Median Park, Westside Canal, and greenbelt corridors, are subject to the SCZC's development standards to the extent they are consistent with the provisions in DS&DG Chapter 2. This means that some SCZC requirements, such as minimum lot size, would not apply to development of P/OS parcels provided that development is consistent with the requirements in DS&DG Chapter 2.

3.4.1 Permitted Uses

Table 3-1 provides a list of permitted uses and permit requirements for all parcels located in the Town Center District, as identified on Figure 3-1. This includes a list of "active" non-residential uses for the ground floor of building frontages along West El Camino Avenue, as required by Section 3.3, which are denoted with an "(A)" on Table 3-1. This list also identifies permitted use types for the Parks and Open Space (P/OS) land use designation, which applies only to the Median Park in order to allow the uses envisioned for this quasi-commercial recreational features. Additionally, to allow the mix of recreational and commercial uses that are envisioned for the Median Park, up to 20% of this park's land area is permitted to contain permanent and/or temporary buildings with "active" commercial use types as identified in Table 3-1 for CMU.

Development of all P/OS parcels in the Town Center District are subject to the design requirements outlined in DS&DG Chapter 2. All uses are subject to County review shown for each use type, and any applicable standards and provisions in the Upper Westside Specific Plan and these Development Standards and Design Guidelines.

Any use type that is not listed in the DS&DGs shall not be permitted, except that, pursuant to Section 3.2.4 of the County Zoning Code, the Planning Director shall have the authority to allow uses that are not listed if they are deemed consistent with the intent of a land use designation. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination. Definitions for each use type and allowable accessory uses are as specified in Section 7.3 of the Sacramento County Zoning Code.

TABLE 3-1: TOWN CENTER PERMITTED USES

USE, SERVICE OR FACILITY	LAND USE DESIGNATION			USE [9, 11] STANDARD
	MDR/HDR/VHDR	CMU	P/OS	
Agricultural Uses				
Urban Agricultural Stand		TUZ	UPZ	3.4.7
Small Wineries/Specialty & Craft Breweries/Distillery Tasting Room		P [1] [(A)]		3.4.8
Water Impoundment, Constructed Lake/Pond	P	P	P	3.4.11
Residential Uses				
Dwelling, Duplex or Half-plex	P			3.5.1.B
Dwelling, Multiple Family	P	P		3.5.1.C
Dwelling, Single-Family Attached	P	P		3.5.1.D
Dwelling, Single-Family Detached (MDR & CMU facing canal only)	P	UPM		3.5.1.E
Family Day Care Home [2]	P			3.5.1.F
Residential Care Home [3]	UPM	P		3.5.1.I
Condominium Conversions	UPP	UPP		3.5.1.J
Boarding House	P	UPZ		
Single Room Occupancy Unit	P	P		3.5.2.C
Public, Civic & Educational Uses				
Places of Worship or Other Religious Institution [4]	UPZ	P		3.6.1.A
Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	P		
Art Gallery, Art Studio		P [(A)]		
College or University, Public or Private [5]		UPP		
School, Private [5]	UPZ	UPP		3.6.2.A
School, K-12, Public [5]	UPZ			
School, K-12, Private [5]	UPZ			
Government and Local Agency Buildings & Uses (Offices)	UPP	P		3.6.3.A
Community Garden	P	P	P	3.6.4.B
Public Park	P	P	P	
Market Garden [6]	UPM	UPM	P	3.6.4.B
Adult Day Care Center [7]	P	P		3.6.5.A
Child Day Care Center	P	P		3.6.5.B
Congregate Care Facility	UPM	P		
Hospital	UPP	UPP		
Hospital, Convalescent	UPP	UPP		
Social Rehabilitation Center	UPP	UPP		
Major Utility	UPZ	P	P	3.6.6.A

USE, SERVICE OR FACILITY	LAND USE DESIGNATION			USE [9, 11] STANDARD
	MDR/HDR/VHDR	CMU	P/OS	
Minor Utility	P	P	P	3.6.6.B
Ancillary Solar Energy Facilities (roofs & over parking)		UPZ		
Wireless Communication Facilities (WCF)	UPP	UPZ	UPZ	3.6.7.A.1
Small Cell WCF - Attached	P	P	P	3.6.7.A.2
Small Cell WCF - Tower	UPM	UPM	UPM	3.6.7.A.2
Eligible Facility WCF	P	P	P	3.6.7.A.3
Commercial Uses				
Animal Grooming, Short-Term Boarding		P (A)		
Veterinarian Animal Hospital		P (A)		
General Business Services		P (A)		3.7.2.B.1
Business Services, Intensive		P (A)		3.7.2.B.2
General Personal Services		P (A)		3.7.2.C.1
Beauty or Barber Shop, Spa		P (A)		3.7.2.C.2
Driving Instruction		P		
Fortune Teller		UPP (A)		
Funeral Establishment (Does not include a crematory)		UPP		
Massage		UPM (A)		3.7.2.C.4
Self-Service Laundromat		P (A)		
Tattoo Shop		UPP (A)		
Tanning		UPZ (A)		
General Repair Services		P (A)		
Bar/Tavern (No Minimum Required Setback from Residential Uses) [10]		UPP (A)	UPP	3.7.3.C
Catering Service [10]		P		
Restaurant, Carry-out/Sit-down (No Drive-Throughs) [10]		P (A)	P	
On-Sale Alcoholic Beverages		UPM (A)	UPM	3.7.3.B
General Recreation Facility, Indoor	UPZ	P (A)	UPZ	3.7.4.A
General Recreation Facility, Outdoor	UPZ	UPZ	UPZ	3.7.4.B
Arcade, Electronic, Video Game, or Computer Gaming Center		UPZ (A)		3.7.4.D
Card Room		UPP		
Dancing in a Bar or Restaurant, Incidental		UPZ (A)	UPZ	
Motion Picture Theater / Performing Arts Center / Comedy Club		P (A)		
Boat Dock/Launch & Boat Rental			UPZ	
Nightclub, Dance Club or Hall		UPZ (A)		
Stadium (Small Outdoor Amphitheater) [10]			UPP	
Internet Cafe [10]		P (A)		3.7.4.G

USE, SERVICE OR FACILITY	LAND USE DESIGNATION			USE [9, 11] STANDARD
	MDR/HDR/VHDR	CMU	P/OS	
Hookah/Smoking/Vape Lounges (No Minimum Required Separation from Residential Uses)		UPZ [(A)]		3.7.1.B
Event Center/Reception Hall [10]		P [(A)]	P	3.7.4.H
General Financial Institutions		P [(A)]		3.7.5.A
Payday Loan, Check Cashing (No Minimum Required Separation from Residential Uses)		UPZ [(A)]		3.7.1.B
Bed and Breakfast Inn [10]	UPZ	P		3.7.6.A
Hotel, Motel [10]		P		
Resort [10]		UPP		
Office Use, General		P		
Laboratory-Medical, Dental, or Optical		P		3.7.7.B
General Retail Sales (Up to 20,000 SF as ground floor active use and up to 49,999 SF total)		P [(A)]		
Neighborhood Convenience Store, Food Markets (Up to 6,000 SF and No Minimum Required Setback from Residential Uses) [10]		P [(A)]	UPM	3.7.8.A
Food Production and Wholesales		UPZ		
Liquor Store		P [(A)]		
Pawn Shop (No Minimum Required Separation from Residential Uses)		UPZ [(A)]		3.7.1.B
Thrift/Consignment (No Minimum Required Separation from Residential Uses)		UPZ [(A)]		3.7.1.B
Smoke Shop (No Minimum Required Separation from Residential Uses)		P [(A)]		3.7.1.B
Flea Market		TUZ	TUZ	
Nursery (Up to 10,000 SF)		UPM		
Auto Service Station/Mixed-Fueling Station [8]		UPP		3.7.9.C
Auto Broker		UPZ		3.7.9.D
Automobile Lease or Rental, Limousine Service		UPZ		
Parking Lot or Garage	P	P	P	
Convenience Recycling Facilities		UPZ	UPZ	3.8.5.D
Bus Depot		UPM	UPM	
Accessory Uses				
Home Occupation	P-A	P-A	P-A	3.9.3.F
Incidental Office/Retail Sales		P-A	P-A	
Outdoor Comfort Features		P-A	P-A	3.9.3.J
Loading Dock (at Rear of Building and No Minimum Required Setback from Residential Uses)		P-A		3.9.3.W
Snack Bar		P-A	P-A	
Live/Work Unit	P-A	P-A		3.9.3.Z

USE, SERVICE OR FACILITY	LAND USE DESIGNATION			USE [9, 11] STANDARD
	MDR/HDR/VHDR	CMU	P/OS	
Electric Vehicle (EV) Charging Station	P-A	P-A		
Short Term Rental	P-A	P-A		3.9.3.AA
Temporary Uses				
Farmers Market		P-T	P-T	
Community Stand		P-T	P-T	3.10.3.B
Promotional Display		P-T	P-T	3.10.3.C
Seasonal Display		P-T	P-T	3.10.3.D
Temporary Concession/Table Stand		P-T	P-T	3.10.3.E

Notes:

(A) Denotes an "Active" use suitable for ground-floor CMU spaces facing West El Camino Avenue. Entrances, lobbies and actively-programmed occupiable spaces for permitted uses not designated as "Active" are allowed on ground-floor CMU spaces facing West El Camino Avenue.

1. Required to include sales and a tasting room or restaurant.
2. Permitted by right where it does not exceed a total of eight persons for small family day care homes and 14 persons for large family day care homes, including children 10 years of age or younger who reside in the home.
3. Allowed in multifamily and RM-2 zones only if developed as a duplex or half-plex.
4. Places of worship or other religious institutions exceeding 150 person seating capacity shall require a Conditional Use Permit by the Planning Commission.
5. Private schools exceeding 100 students shall require a Conditional Use Permit by the Planning Commission.
6. Up to one acre in size is permitted. Between one and three acres in size, permitted in zones other than residential and recreation, these zones require a UPM. Requires a UPM in agricultural-residential, mixed use, and commercial zones; requires a Conditional Use Permit in residential and recreation zones.
7. An adult day care center facility with capacity exceeding 36 persons shall be subject to a Conditional Use Permit by the Planning Commission.
8. Permitted only on CMU parcel at southwester corner of El Centro Road and Street 5. Development and/or renovation of this use type may require electric vehicle fast charging station(s) to meet requirements of County's Climate Action Plan.
9. For each permitted use, service, or facility, refer to the corresponding section of the Sacramento County Zoning Code for specific requirements. Where the requirements of a Use Standard conflict with a Use Type's reviewing authority or other standards and guidelines contained herein, the provisions of these DS&DGs shall prevail.
10. Businesses that utilize single-use food service ware and accessories are subject to additional requirements as identified in County's Climate Action Plan.
11. All new land uses shall comply with Mitigation Measure AQ-4a relative to siting strategies to reduce air pollution exposure.

Key to Allowable Use Abbreviations:

P = Permitted Primary Use
UPZ = Conditional Use Permit by the Zoning Administrator
TUZ = Temporary Use Permit by the Zoning Administrator
P-T = Permitted Temporary Use Allowed by Right
UPM= Minor Use Permit
UPP= Conditional Use Permit by the Planning Commission
P-A = Permitted Accessory Use
<blank> = Not Permitted

3.4.2 Development Standards

Following approval of a Schematic Plan, individual development projects in the Town Center District are subject to the standards and regulations outlined in Table 3-2. These apply to all MDR, HDR, VHDR, and CMU parcels in the Town Center District. The development standards herein prevail over those in the Zoning Code. However, where this document is silent, standards in the Sacramento County Zoning Code (SCZC) shall prevail, including other applicable development regulations that are not addressed in these DS&DGs (e.g. fence height).

Development regulations for development of, or improvements to, any of the Town Center's Park, Greenbelt/Urban Farm, and Open Space parcels are subject to those requirements outlined in the Sacramento County Zoning Code to the extent they are consistent with this Specific Plan. However exceptions to some SCZC requirements, such as setbacks, lot size, and building height, are permitted administratively if development is consistent with the provisions in DS&DG Chapter 2. Where development of P/OS parcels includes buildings or other features that are contemplated pursuant to DS&DG Sections 2.3 and 2.4, the CMU development standards for lot size, setbacks, ands encroachments in Table 3-2 shall apply. Buildings in the Median Park shall be limited to one-story in height.

TABLE 3-2: TOWN CENTER DEVELOPMENT STANDARDS

STANDARD	LAND USE			
	MDR	HDR	VHDR	CMU
Permitted Zoning Districts				
Base zoning districts available for each land use designation, as modified herein	RD-15 RD-20	RD-20, RD-30 & RD-40	RD-30 RD-40	RD-40 CMC [1]
Density/Floor Area Ratio Range [1, 2]				
Residential dwelling units/acre (du/ac): "Commercial" Floor Area Ratio (FAR):	8.0-20.0 du/ac n/a	20.0-40.0 du/ac n/a	30.0-50.0 du/ac n/a	30-100 du/ac 0.30 FAR avg.
Allocated Density (du/ac): Allocated Floor Area Ratio (FAR):	12.0 du/ac	25.0 du/ac	35.0 du/ac	39.2 du/ac 0.60 FAR
Lot Size Standards [2]				
Lot Size (min.): [2]	No min.	No min.	No min.	No min.
Lot Coverage (max.): [2]	100%	100%	100%	100%
Setbacks [2]				
From Back of Walk along Public Street -West El Camino Avenue: [7] -All other streets:	0' max. 0' min./10' max.	0' max. 0' min./10' max.	0' max. 0' min./10' max.	0' max. 0' min./10' max.
From Side or Rear Property Line (subject to UBC/Fire Code): [2]	0' min.	0' min.	0' min.	0' min.
Encroachments Over Public Sidewalk/Street Frontage (Awnings, Signs, Balconies, etc.) [6]				
Front:	3'	3'	3'	3'
Vertical Clearance (above sidewalk):	8' clear	8' clear	8' clear	8' clear
Building Height [2, 3, 8]				
Building Height (max.):	45'	60'	75'	90'
Minimum Landscaping Requirements [2, 4]				
Landscape Coverage: [5]	10%	10%	10%	10%
Street Tree Spacing (feet on-center avg.):	30'	30'	30'	30'
Trash/Recycling Enclosures and Loading Docks [2]				
Trash Enclosures, Loading Docks, & Service Areas:	No min. setback required. Shall be screened within building or masonry enclosure and shall comply with Noise Ordinance, per SCZC Section 5.5.			

Notes:

1. Allocated density/FAR is calculated an average across all parcels of the same use in a single quadrant, per approved Schematic Plan. As Specific Plan parcels are subdivided, resulting density/FAR may be greater than/less than those listed on a portion of the original Specific Plan parcel. Densities to be calculated on a "net" basis, as outlined in UWSP Section 3.3.1.
2. A Special Development Permit may be approved to modify standards herein, which result in quality design consistent with this chapter.
3. 2-story minimum height for buildings fronting W. El Camino Avenue. Maximum height not intended to limit roof-top decks, solar panels, etc.
4. For residential parcels, outdoor common space (e.g. plaza, landscaped green space, roof-top deck, pool) should be provided within each block at a ratio of 25 sq. ft. per dwelling unit, which may be split between several spaces or aggregated.
5. Landscape coverage calculation may include private front or rear yard areas, hardscaped or landscaped plazas, private interior pool or recreation areas, rooftop decks, landscaped water quality basins, or similar.
6. Subject to Building Permits and Inspection's review and approval when encroaching into PUE.
7. Increased building setbacks permitted for plazas, colonnades, building recesses, and similar features.
8. Implement standards for bird-safe buildings as required by Mitigation Measure BR-12.

3.4.3 Parking Requirements

Parking in the Town Center District should be managed as a resource to provide adequate resident and employee parking, to allow convenient customer parking that supports ground floor commercial uses, and to accommodate visitors and deliveries. With the growth of Transportation Network Companies (TNCs) and services such as car sharing, it is anticipated that private automobile ownership will decline in the decades ahead. With this decline, it is expected that the number of spaces and land area required for automobile parking will also decline. Conversely, micro-mobility options such as E-bikes and E-scooters are anticipated to experience increased usage in the decades ahead.

Sacramento County Zoning Code (SCZC) Table 5.29 specifies bicycle parking requirements as a ratio of vehicular parking requirements. To accommodate the anticipated reduction in automobile parking demands and an increase in bicycle/micro-mobility parking demands as the UWSP develops over time, the parking requirements below are tailored to ensure that an adequate balance of parking is achieved.

Development projects in the Town Center District shall adhere to the following standards:

A. Development projects shall comply with the parking requirements or ratios specified in Tables 5.18, 5.19, 5.20, and 5.21 of Section 5.9.2, Vehicle Parking Requirements, of the Sacramento County Zoning Code (SCZC). These standards shall be considered maximum parking requirements and all uses are allowed by right to reduce these parking requirements by 25%. Where a use type is not specified in this tables, the Planning Director shall have the discretion to administratively determine the most compatible use type in order to determine applicable parking requirements.

B. The dimensional and location requirements for parking design is subject to SCZC Section 5.9.3, Parking Size, Location, and Configuration.

C. Curbside parking for MDR, HDR and VHDR parcels may be counted by builders toward guest parking or other parking requirements.

D. Individual developments on each CMU block should be designed to "self-park" to meet the demands for its mix of uses, with parking areas located to conveniently serve ground floor commercial uses and programmed events.

E. The minimum required motorcycle parking ratio for CMU, VHDR, and HDR parcels shall be 1 motorcycle space for each 30 automobile spaces, with spaces distributed between on-site internal parking areas and curbside areas along public streets.

TABLE 3-3: TOWN CENTER BICYCLE PARKING STANDARDS

	Bicycle Spaces Required and Type of Space	
Use Type	**Long-Term** (Resident or Employee) *Internal to building, or fenced and covered area within shared interior parking area or garage, or bike box/locker within 200 feet of building entry or exit.*	**Short-Term** (Visitor or Customer) *Outside space in secure metal bike rack, within 200 feet of building entry, either on-site or on adjacent sidewalk or pedestrian plaza area.*
Retail & Grocery Stores, Professional & Personal Services, or Similar Uses	1 space/15 employees or 5,000 sf, or 2 minimum, whichever is greater.	1 space/2,500 sf, or 2 minimum, whichever is greater.
Restaurant, Bar & Grill, Entertainment, or Similar Uses	1 space/10 employees or 2,000 sf, or 2 minimum, whichever is greater.	1 space/1,000 sf, or 2 minimum, whichever is greater.
Hotel	1 space/10 rooms, or 2 minimum, whichever is greater.	1 space/20 room or 2 minimum, whichever is greater.
Office, Civic, or Institutional Uses	1 space/20 employees or 1/6,000 sf whichever is greater.	1 space/40 employees or 12,000 sf, whichever is greater.
Multi-Family Residential Uses	1 space/unit, located inside dwelling, secure bike room, fenced area, or designated locker.	1 space/10 units, distributed evenly between secure bike room and bike racks located on adjacent sidewalk.
Specialized Uses Urgent Care, Nursing School, or Similar Uses	1 space/15 employees or 1/5,000 sf, or 2 minimum, whichever is greater.	To be determined at Design Review.

F. Bicycle parking requirements are defined in Table 3-3, which have been customized to serve the planned high density/intensity of development planned for the Town Center District.

G. Mechanized parking systems (e.g. lifts that allow two cars per space) may be utilized to satisfy any parking requirements. Parking space sizes are to be determined by the system manufacturer.

H. A minimum of 50% of parking spaces required for multi-family developments on HDR, VHDR, and CMU parcels, whether in a parking garage or surface parking lot, shall have electric outlets for EV charging.

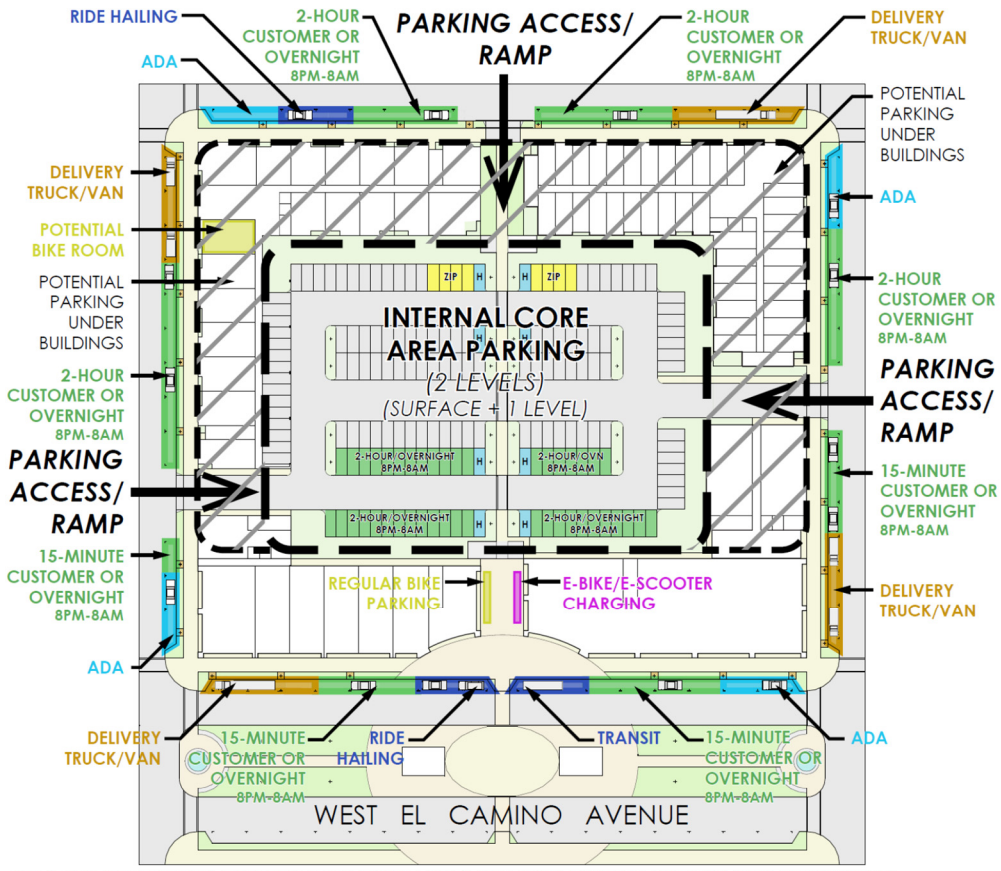
I. Curbside parking adjacent to the Town Center's CMU parcels should be metered, with time and pricing strategies employed to encourage a reduction in vehicular trips and a shift to more efficient and environmentally responsible travel modes.

3.4.4 Parking Management

As the Town Center District develops over time and non-residential uses intensify, an increased demand for curbside parking is anticipated, particularly along West El Camino Avenue and side streets adjacent to CMU blocks. A variety of elements must be considered with project design to create areas to serve different needs. This includes designating areas for short term and long term vehicle parking, bike parking, e-bike and e-scooter charging stations, ADA parking, loading and delivery areas, and transit stops.

The Town Center CMU blocks facing West El Camino Avenue are envisioned to have "internal core" parking areas with buildings situated along each block's perimeter, which is intended to limit visibility of large parking areas from public streets. Due to the planned intensity of non-residential uses in the Town Center district, CMU blocks may require two or more levels of internal parking to serve the surrounding uses. This may be achieved with one level down and one level at grade, or parking levels above grade. For residential blocks, parking should also be provided on a block's interior with surface parking and/or within individual garages. Much of the curbside parking along the West El Camino Avenue "main street" is anticipated to have a high frequency of turnover with parking occupied on a short-term basis (e.g. <15 minutes). Spaces are targeted for certain vehicle types depending on planned curbside activity and adjacent ground floor commercial.

To ensure that Town Center developments provide adequate parking for vehicles and bikes, including designated areas for e-charging, deliveries, passenger loading, transit stops, and ride hailing, CMU development shall be designed to accommodate parking consistent with the concept plan illustrated in Figure 3-2, consistent with any adopted CMU Parking Management Plan and as approved by the County.



NOTE: FOR CONCEPTUAL PURPOSES ONLY. TYPES AND TIMING OF PARKING TO BE DETERMINED BY THE FUTURE TOWN CENTER CURBSIDE PARKING MASTER PLAN.

FIGURE 3-2: CMU PARKING MANAGEMENT & CURBSIDE USAGE CONCEPT

3.5 DEVELOPMENT PATTERN & BUILDING DESIGN

This sub-section outlines the design expectations to guide the physical form and visual character of all development in the Town Center District. In order to achieve the design objectives, several aspects of the Town Center's design require careful attention and advance planning. To this end, several requirements and guidelines are included to address the following components of the Town Center's design:

- Urban Framework and Block Layout
- Mix and Distribution of Uses
- Building Placement, Orientation & Form
- Architectural Design Elements

Design direction for landscape architecture along the Town Center District's streets is outlined in Section 2.9.1.

3.5.1 Urban Framework & Block Layout

The Town Center's envisioned urban pattern and physical form can be achieved by establishing an appropriate framework to support development. This development pattern is illustrated on the UWSP Land Use Plan, which depicts streets and blocks that are formally organized around the intersection of West El Camino Avenue and the Westside Canal. To ensure that the desired development pattern is maintained as the UWSP builds out over time, the following requirements and guidelines shall be followed:

Standards & Guidelines for Section 3.5.1:

A. The Town Center's urban framework shall be defined by the alignment of West El Camino Avenue and the Westside Canal, which create four distinct quadrants within the District, as identified in Figure 3-1.

B. The layout of streets and blocks shall be consistent with Figure 3-3, Town Center Urban Framework and Block Plan, which shows a "grid iron" network with short blocks, linear streets, and intersections at regular intervals, which extends from the intersection of West El Camino Avenue and Westside Canal.

C. Block lengths shall be consistent with the concept illustrated in Figure 3-3 and shall be no greater than 500 feet in length unless interrupted by a public paseo or green space.

D. The design of West El Camino Avenue shall incorporate the Median Park that visually-defines this street as the District's primary commercial corridor and that can accommodate commercial-related activities and community events consistent with the design requirements in DS&DG Section 2.4.

E. The Westside Canal shall be designed to visually reinforce the Town Center's identity and character, while functioning as a recreational amenity and stormwater facility, consistent with the design concept illustrated in DS&DG Section 2.3.

F. Corner "bulb-outs" shall be incorporated into the design of public street intersections and mid-block crossings within the Town Center, consistent with the conceptual design detail illustrated in Figure 3-4.

G. Blocks shall be sized sufficiently to allow shared-use parking on each block's interior, consistent with Figure 3-2. Driveway cuts in sidewalks for parking or garage access shall be minimized and grouped at mid-block locations wherever possible, and are prohibited on West El Camino Avenue between Street A and Street D.

H. Internal parking areas shall be provided and may consist of surface parking lots, parking decks, multi-level parking structures, or stand-alone structures that are separated from adjacent buildings. Such parking areas shall be positioned and designed to minimize visibility from adjacent roadways. Wayfinding signage shall be provided to direct users to parking locations.

I. Urban sidewalks shall be incorporated into street design throughout the District and generally comprised of three zones as conceptually illustrated in Figure 3-5: 1) a curbside loading, tree planting and utility zone; 2) a pedestrian walkway zone; and 3) a display/seating zone along the building edge.

J. The sidewalks along any given street within the Town Center should consistently differentiate the curbside loading and planter area with tree wells, pavers or colored or scored concrete to identify this first zone

K. Street design shall provide sidewalks with sufficient width to allow for street trees and unimpeded pedestrian movement, seating areas, commercial displays, bicycle parking, stoops, porches, street signs, light standards, utility boxes, water quality features, and other appurtenances.

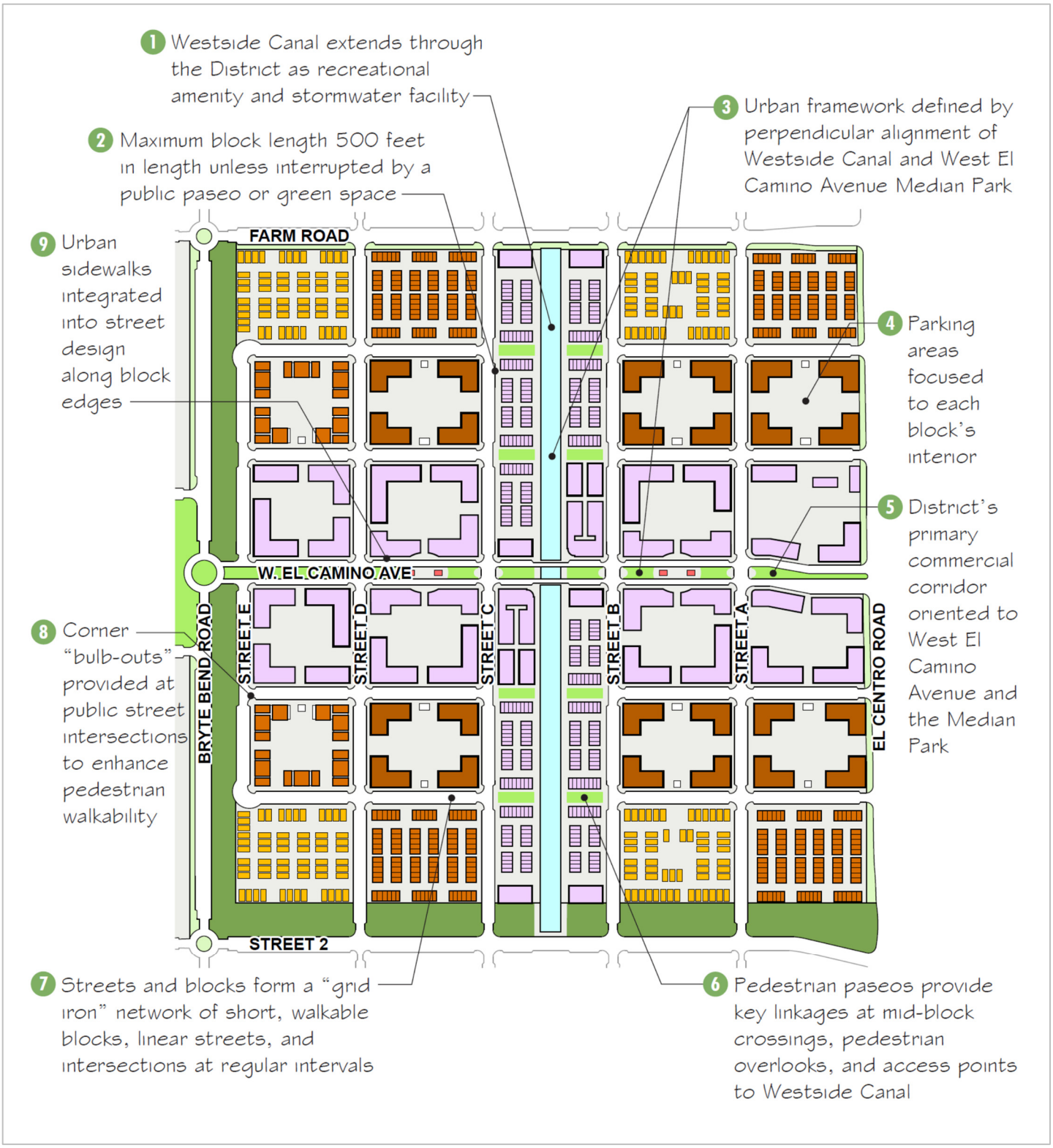


FIGURE 3-3: TOWN CENTER URBAN FRAMEWORK & BLOCK LAYOUT

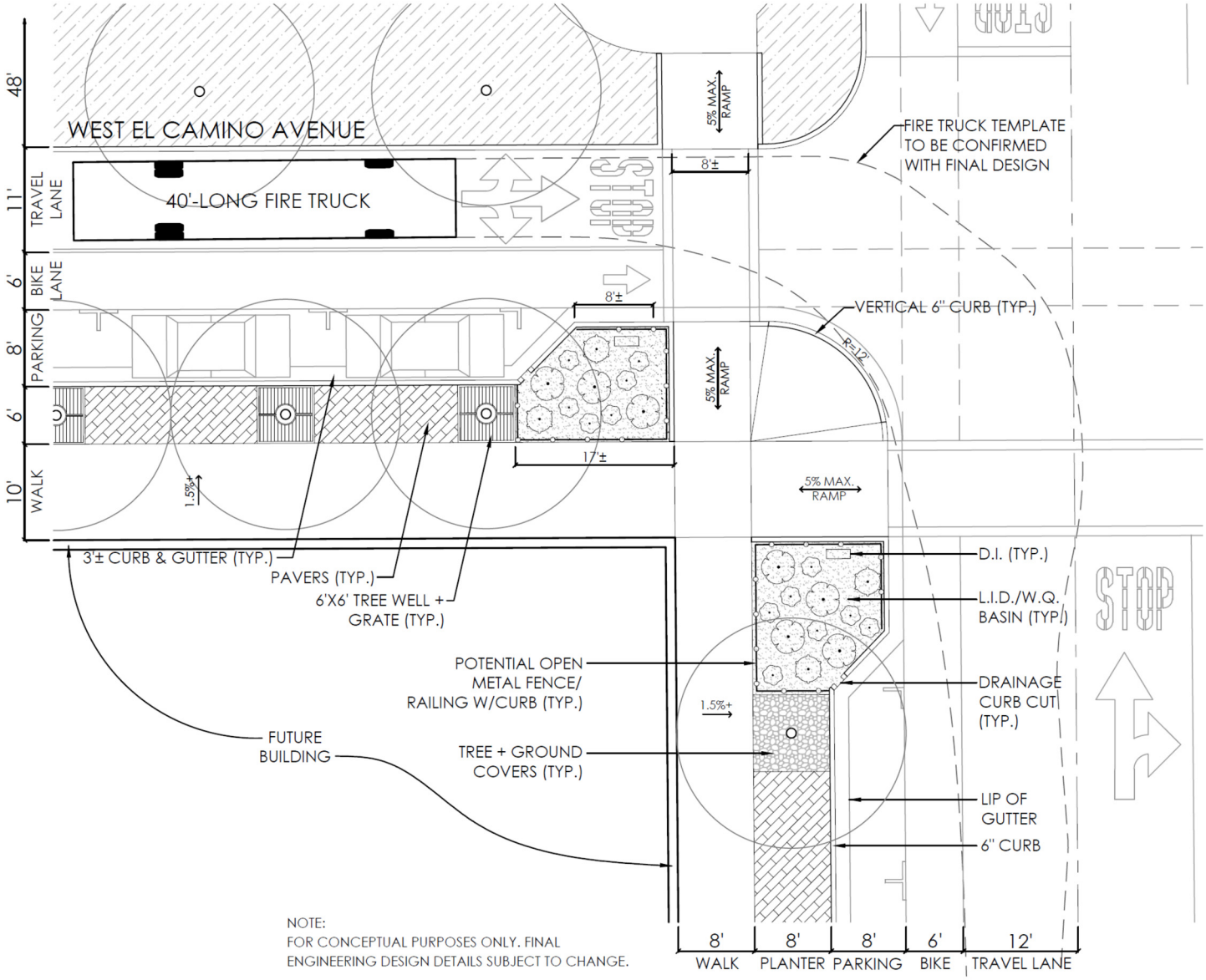
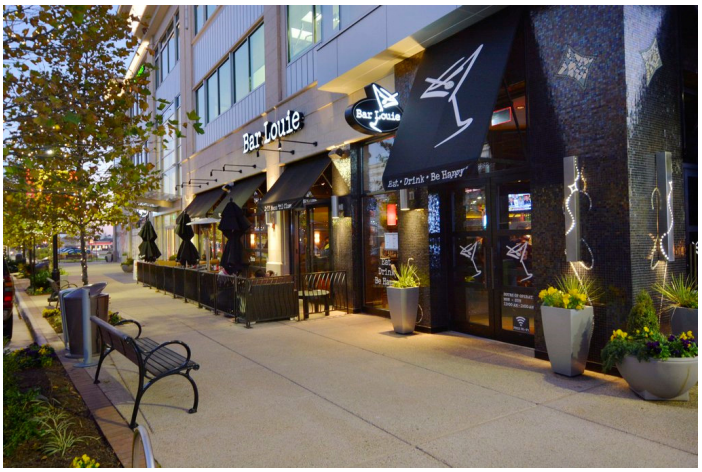


FIGURE 3-4: TOWN CENTER STREET INTERSECTION BULB-OUT DESIGN DETAIL

Decorative pavers can be incorporated into sidewalk design to provide texture and enhance a pedestrian's streetscape experience



Clear pedestrian passageways maintained along all sidewalks, free of obstruction from outdoor dining areas and patios

Tree wells include decorative, protective grates that allow water penetration for trees and enhance pedestrian walkability

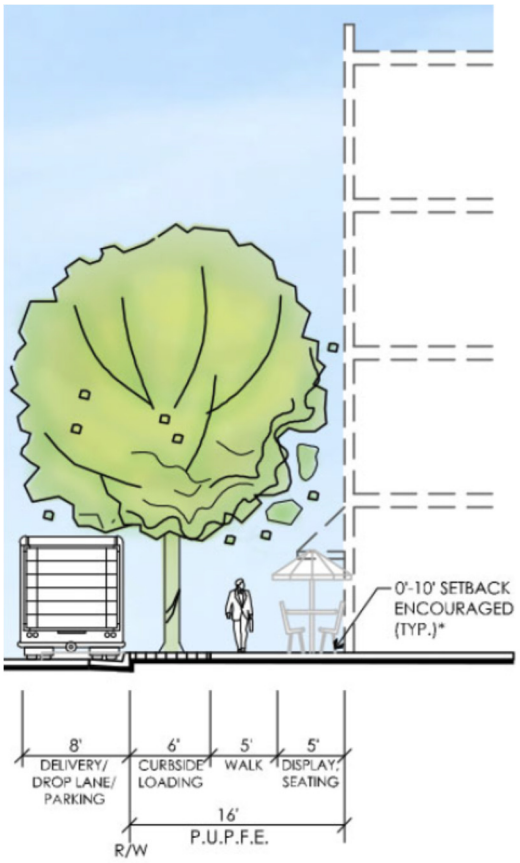


FIGURE 3-5: URBAN SIDEWALK SECTION VIEW

3.5.2 Mix & Distribution of Uses

An important element in achieving the Town Center District's envisioned urban form is for CMU-designated parcels to develop with a mix of residential and non-residential uses. This concept demonstrates how use types can be mixed horizontally within a single block, vertically within a single building, or both. The intent is to allow flexibility in the allowable use types within the Town Center, provided that the siting, orientation, and design of buildings is consistent with the other standards and guidelines outlined in this section. To facilitate projects with a mixed-use development pattern, the following requirements and guidelines shall be followed:

Standards & Guidelines for Section 3.5.2:

A. Non-residential uses shall be oriented primarily to the West El Camino Avenue corridor, with the greatest intensity sited in proximity to the Westside Canal. An example illustrating how the various non-residential uses in the Town Center can be mixed is provided in Figure 3-7.

B. Development intensities shall be greatest along the West El Camino Avenue corridor's Commercial Mixed Use (CMU) blocks, with densities gradually decreasing from the CMU commercial core towards the District's edges.

C. Flexibility in the mix of use types shall be allowed on CMU parcels, consistent with the requirements in Section 3.3 herein, which stipulates minimum requirements for vertically-integrated mixed uses.

D. Within the required framework, development of individual CMU parcels may be primarily/all non-residential while another may be primarily/all residential, as conceptually illustrated in Figure 3-7.

E. CMU-designated blocks within each quadrant shall be developed with buildings that allow for a mix of uses, which may consist of vertically-integrated mixed uses in a single building, horizontally-integrated mixed uses in a single block, or a combination thereof.

F. Each quadrant in the Town Center shall include some vertically-integrated mixed-use buildings on CMU parcels, with ground floor non-residential uses focused along West El Camino Avenue and residential, office, hotel, or other uses located above.

G. Along West El Camino Avenue, ground floor space shall accommodate active uses, such as retail shops, personal/ business services, dining/drinking businesses, and similar use types as outlined on Table 3-1.

H. For CMU-designated sites, ground floor uses may contain ancillary common areas, such as entrances, lobbies, meeting rooms, fitness centers, shared kitchens, and other amenities for residential, office, hotel, or other use types on the upper floors.

I. CMU parcels along the Westside Canal should place priority for multi-family residential uses, attached townhomes or rowhomes, specialty hotel, or offices.

J. CMU parcels shall allow small (e.g. 15,000± sq. ft.) grocery store or market, with major supermarkets and retail anchors directed to other non-residential parcels outside of the Town Center.

K. As illustrated in Figure 3-6, "specialized" uses may be combined with VHDR blocks or other blocks to create an "urban campus" while maintaining pedestrian connectivity. This could consist of a high-tech "corporate campus" or a professional school with aggregated classrooms, meeting halls, labs, faculty offices, and student/faculty housing.

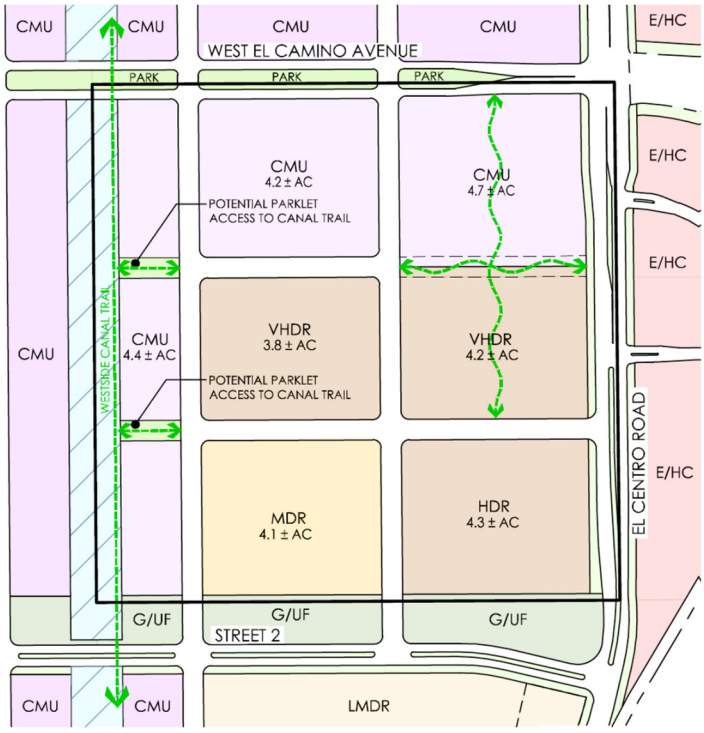


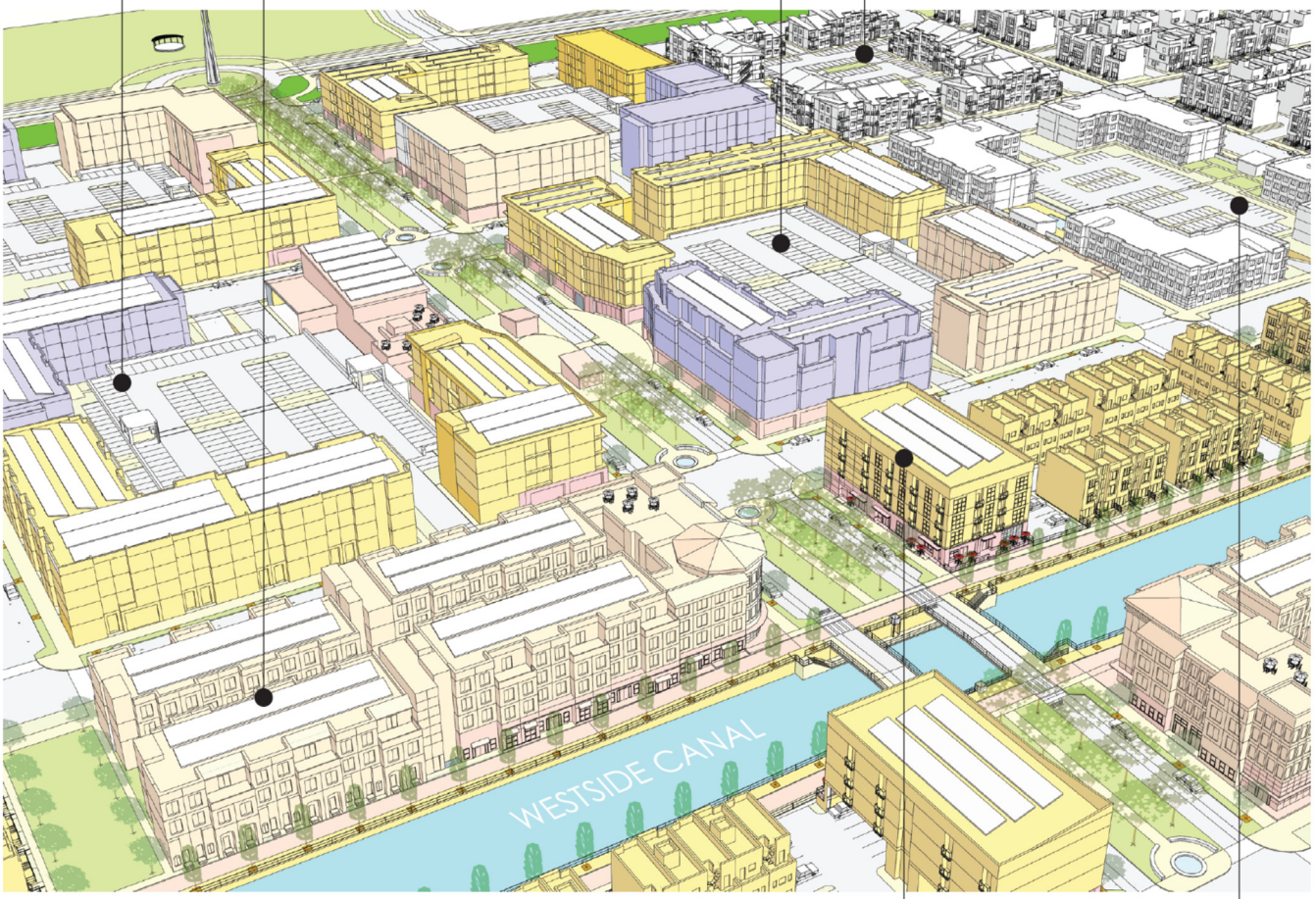
FIGURE 3-6:
COMBINING BLOCKS FOR URBAN CAMPUS

1 CMU BLOCK
Use types on single block may be individual buildings of residential, retail office, or hotel, or may be vertically integrated buildings with a mix of use types

2 CMU CANAL BLOCK
3 over 1: Hotel or Residential over Commercial oriented to West El Camino Avenue and Westside Canal

3 CMU INTERIOR PARKING AREA
Parking is hidden to the interior of the block to screen visibility

4 HDR BLOCK
High-density residential uses on entire block, with garden apartments or rowhomes



KEY TO USE TYPES

- Commercial Use Types
- Office Use Types
- Hotel Use Types
- Residential Use Types

6 CMU CANAL BLOCK
Use types may include vertically-integrated, 3 over 1: Mixed-Use building along West El Camino Ave and rowhomes along canal

5 VHDR BLOCK
Very high-density residential uses on entire block with stacked flats or apartments

FIGURE 3-7: MIX & DISTRIBUTION OF TOWN CENTER USES

3.5.3 Building Placement, Orientation & Form

This sub-section provides design guidance on building placement, form, and massing. The overall goal is to create a pedestrian environment where well-articulated building forms and high-quality architecture define the streetscape edge along public streets. To facilitate developments that appropriately utilize the urban framework established herein, the following requirements shall be incorporated into site plan design:

Standards & Guidelines for Section 3.5.3:

A. Building placement shall be guided by the design criteria in Figure 3-8, with buildings sited along each block's perimeter with surface parking areas or parking garages hidden behind or under buildings on each block's interior.

B. Buildings along West El Camino Avenue and the Westside Canal shall have a minimum height of two stories, but are encouraged to be predominantly 4 or more stories in height.

C. Along West El Camino Avenue, buildings shall be aligned at the back edge of sidewalk to provide a continuous façade along a minimum of 75% of each block's edge to form an urban street edge, with recesses permitted to create functional outdoor spaces.

D. Where residential buildings or individual units on a block are inward facing, they should be oriented toward a common green space or paseo with sidewalks that provide pedestrian connections between front doors and public streets.

E. Along Town Center side streets, buildings facades shall be oriented to the back edge of sidewalk within the minimum and maximum setback requirements.

F. Buildings fronting on a public street shall have massing breaks that maintain the proportions and spacing of openings on the block, approximately every 50 feet. Massing breaks shall include the use of, recessed building entries and windows, changes in setbacks to the front elevation or changes in materials, colors, recessed or projecting balconies, or other articulation.

G. Building breaks or openings are encouraged to provide pedestrian/automobile access to interior parking areas, and side streets may have vehicular driveway access to interior parking areas.

H. Parking lots/structures shall be located on block interiors and hidden from view by buildings sited along a block's perimeter, but may have partial frontage along a public street for a drive aisle or stair well if appropriately designed.

I. Building entries, porches, windows and other elements shall be oriented to public streets to create an urban street edge that engages pedestrians.

J. Buildings should be designed to reflect the varied scale, massing, rhythm, and articulation of a vibrant, urban streetscape, as conceptually illustrated in Figure 3-8.

K. Building massing and window treatments should be articulated to create visual interest, incorporating deep recesses or "push-backs" for ground-level storefront glass or for upper balconies above. Large, singular, unarticulated monolithic surfaces, with flush windows for an entire building elevation, shall be avoided.

L. Upper floors of buildings should generally not be stepped back from the first floor of a building in order to architecturally frame street edges.

M. Building massing and articulation should be reinforced with changes in color and materials in a way that complements its overall form and design, while accentuating key architectural features.

N. Ground floor building design for commercial frontages shall achieve at least a 75% level of transparency via windows and doors. Small portions of buildings may require "blank walls" to accommodate service areas (e.g. fire rooms, utility rooms, emergency stair exits, etc.) and such facilities should be located to a block's interior or a side street where feasible.

O. Rooflines or parapet lines should be horizontally and vertically articulated approximately every 50 feet along the street frontage, through the use of architectural elements such as, varying cornices, reveals, clerestory windows, and varying roof heights and/or forms.

P. Building design should incorporate functional outdoor spaces, including seating/dining areas for restaurants, retail display areas for commercial businesses, and balconies/patios for residential.

Q. Pedestrian seating areas and utility facilities should be located away from street corners or intersections to allow unimpeded pedestrian movement along sidewalks.

R. Residential blocks shall include a private landscaped recreation space, clubhouse, or rooftop terrace to be applied toward meeting County Code requirements.

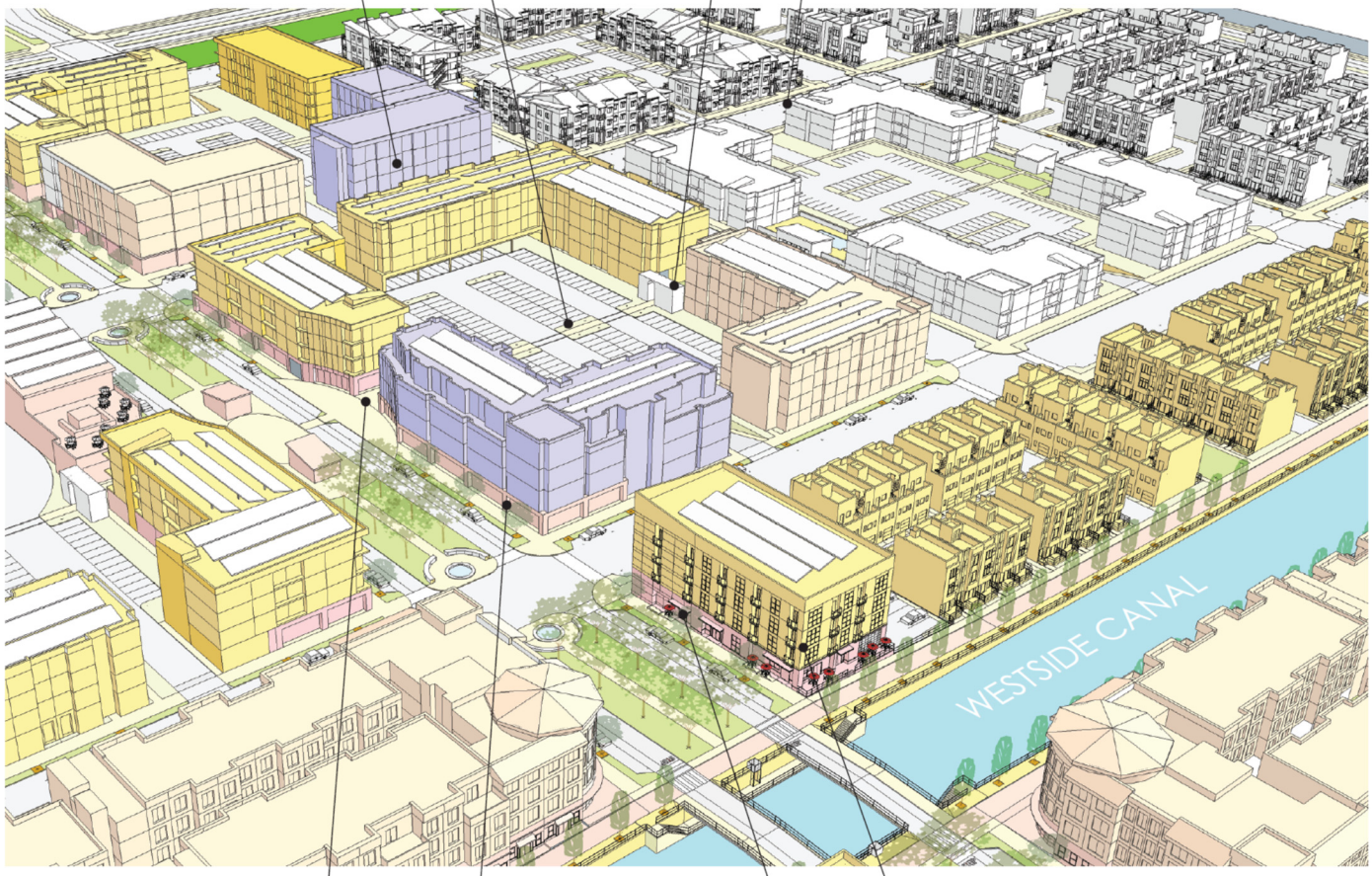


FIGURE 3-8: TOWN CENTER BUILDING MASSING

3.5.4 Architectural Design Elements

Within the Town Center District, building design should draw upon the Sacramento area's highest quality architectural vernaculars. There are many local examples that illustrate how buildings can follow classic architectural design elements, but with a modern expression that fits within the urban context of the region. Example photos, both local and elsewhere, are included to illustrate this design intent. To help facilitate building design that is consistent with the Town Center's vision, the following guidelines should be utilized in each building's design:

Guidelines

A. Building design should incorporate architectural elements appropriate for a chosen style, consistent with the elements illustrated in Figure 3-9.

B. Blocks should be comprised of multiple building types, each with different and compatible architectural expressions, with outdoor spaces for seating, gathering, dining, retail displays, public art, residential balconies, and other urban amenities.

C. Modern styles of architecture should be incorporated into building design versus attempts to re-create historic styles of architecture such as Italian Tuscany or other styles that do not reflect the Sacramento region's urban context.

D. Building corners should be accentuated with glass and higher parapet walls, rounded/cut corners, special fenestration, and/or changes in material finishes to enhance architectural prominence at street intersections.

E. All elevations visible from the public right-of-way shall be designed to provide attractive, high-quality front-facing elevations with similar building materials, colors, and architectural treatments.

F. Deep window openings, inset balconies, projections, recesses, including awnings, overhangs, and columns, and articulation of building elevations via architectural features that create multiple wall planes on large facades, should be utilized to create visual interest and a rhythm that creates a pedestrian scale along the street edge.

G. Ground-floor commercial uses should have clear, transparent glass along storefronts to enhance visibility into interior spaces.

H. Columns should be delineated with a base, column, and a cap, or horizontal banding, to differentiate the ground floor from upper floors.

I. A diverse palette of exterior finishes and colors should be utilized to visually articulate a building's form and enhance its architectural design details.

J. The base of multi-story CMU and VHDR buildings should be articulated with recessed glazing and doors, providing visibility of supporting columns integrated into the design of the building.

K. The configuration and pattern of windows and doors should have proportions that relate to human scale. Monolithic glass should be reserved for smaller accent buildings. Door and window frames should be inset, and storefront glass and window frames that provide definition.

L. Detailing such as moldings, lintels, sills, or horizontal banding should be incorporated to accentuate window openings, as appropriate for an architectural style.

M. Building design should incorporate changes in exterior finishes, colors, and materials that are appropriate to its architectural form and detailing.

N. Rooftop decks should be incorporated into building design where appropriate, but must be balanced against the desire for rooftop solar PV and/or hot water systems, rooftop gardens, and/or green roofs. Rooftop solar PV could be designed as shade canopies for decks.

O. Roof-mounted equipment shall be fully screened from public rights-of-way and/or integrated into the building and roof.

P. Solar PV panels over rooftops should be considered in the design of buildings and generally be screened behind parapets or otherwise integrated into the design of a building (e.g., patio cover for rooftop deck and seating areas) to minimize visibility from the street level.

Town Center comprised of multiple building types, each with different and compatible architectural expressions, with outdoor spaces for seating, gathering, public art, and other urban amenities

Pedestrian scale reinforced with building projections such as overhangs, columns, awnings, or other architectural features that create multiple wall planes on large facades

Street-level facades incorporate window and door openings oriented to public realm to activate street edge

Architecture incorporates a combination of roof/parapet lines, building projections/recesses, and arcades that articulate large wall planes into smaller modules (Cannery Place Apartments)

Changes in exterior finishes and colors visually articulate a building's form and enhance its architectural design details (The Press Building)

Clear, transparent glass along ground-floor building elevations to enhance visibility into commercial spaces (O1 Lofts)

FIGURE 3-9A: ARCHITECTURAL BUILDING ELEMENTS

Building corners accentuated with glass and higher parapet walls, rounded/cut corners, special fenestration, and/or changes in material finishes to enhance architectural prominence at street intersections

Columns delineated with a base, column, and a cap, or horizontal banding, to differentiate ground floor from upper floors (18th & L)

Building design incorporates functional outdoor spaces, including seating/dining areas for restaurants, retail display areas for commercial businesses, and balconies/patios for residential units

A diverse palette of materials and colors on wall planes, varied cornice/parapet lines, and street-level facades visually articulates and reduces building mass

Entries to ground-floor commercial spaces emphasized with recesses, material changes, signage, and projections such as awnings and well-articulated columns (Powerhouse at 16)

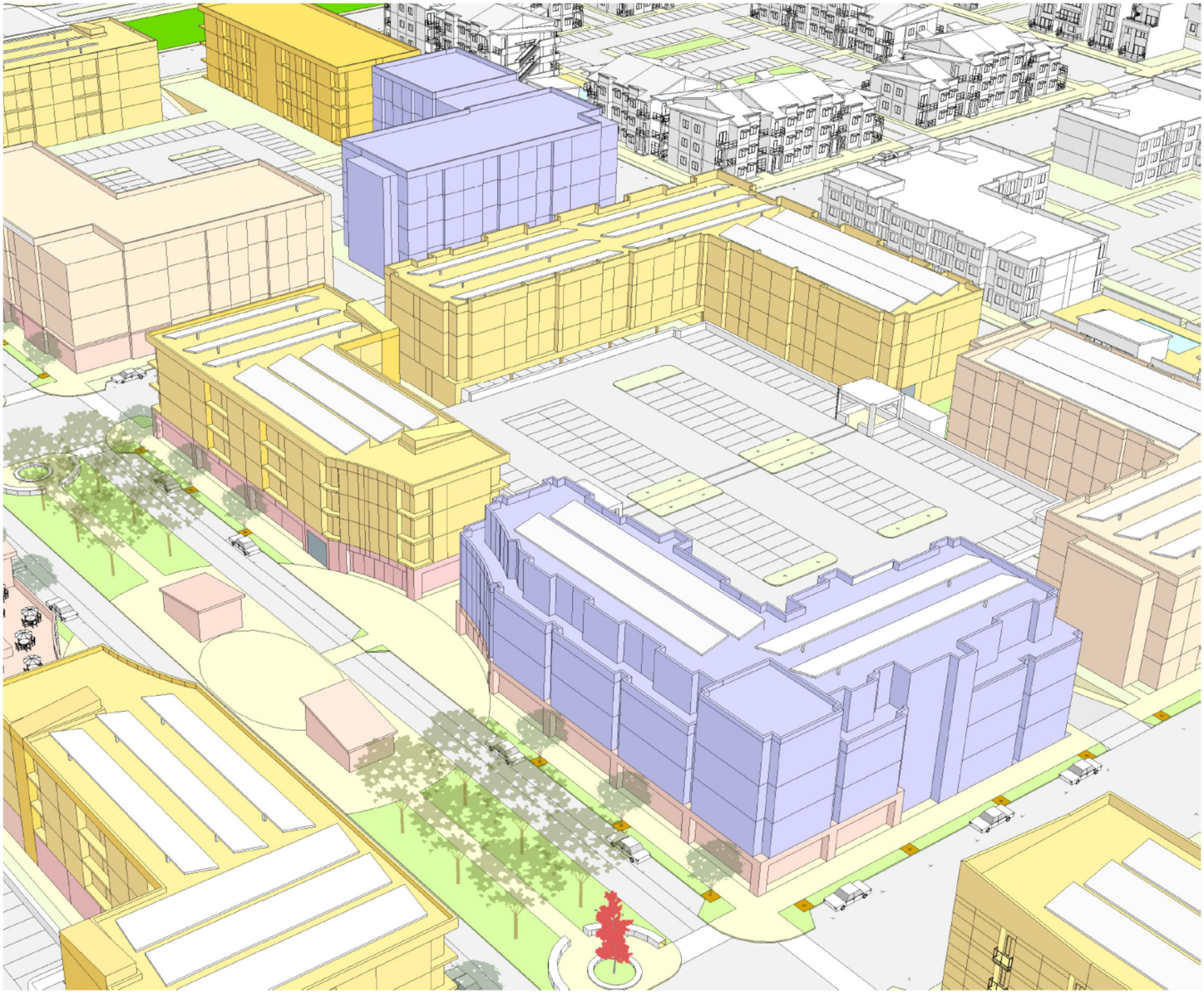
Multi-story buildings articulated with recessed storefront glass and doors enhance the pedestrian experience at the street level

FIGURE 3-9B: ARCHITECTURAL BUILDING ELEMENTS (CONTINUED)

3.6 TOWN CENTER DEVELOPMENT PROTOTYPES

Development prototypes are provided for each land use type within the Town Center. Each prototype provides an illustrative example(s) of how individual blocks can develop, including how different uses can be mixed horizontally or vertically within CMU blocks. It is recognized that there is no one design solution for the development of each block, and to that end, the prototypical examples are not intended to "force" a particular design solution. Instead, the prototypes are intended to visually communicate the desire for high-quality design and what aspects of site planning and building design should be incorporated within the Town Center's development framework of gridded streets and blocks.

Successful implementation of these guidelines is intended to result in buildings that follow the tenets of these prototypes, but consist of buildings that have architectural individuality, strong design integrity, and appropriate stature for a town center environment.



3.6.1 Town Center Commercial Mixed Use (CMU)

Town Center CMU parcels allow both vertically and horizontally integrated mixed uses. Vertically integrated uses are specifically targeted for the portion of the CMU blocks that are directly adjacent to West El Camino Avenue in order to create a vibrant pedestrian-oriented street scene.

To reduce the potential for pedestrian/vehicular conflicts along West El Camino Avenue, automobile access to interior parking areas on CMU blocks is restricted. Between Streets A and D, automobile access driveways are not permitted, as illustrated in Figure 3-10.

As illustrated in Figures 3-11 through 3-13, several development prototypes are provided to demonstrate how the Town Center's CMU parcels could develop consistent with the provisions outlined in this chapter. This includes a concept for a mixed-use fueling station at the southwest corner of El Centro Road and Street 5. All prototypes are conceptual and are intended to communicate the important aspects of site planning and building design that should be implemented to create an urban Town Center. The prototypes should be used to guide the design of individual development projects, recognizing that each represents one of several design solutions that successfully implements the standards and guidelines herein.

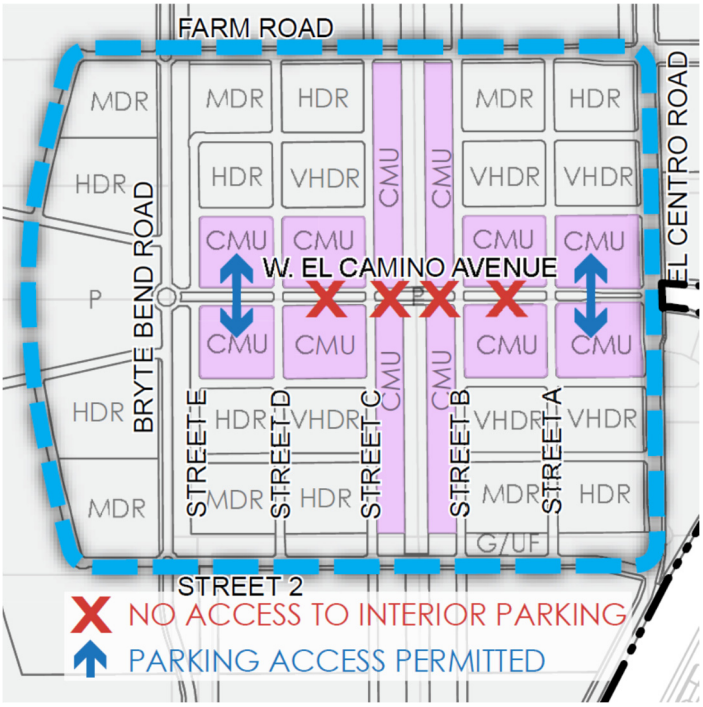


FIGURE 3-10:
WEST EL CAMINO CMU ACCESS & KEY MAP

Example mixed-use building with hotel above restaurant

Example mixed-use building in urban environment

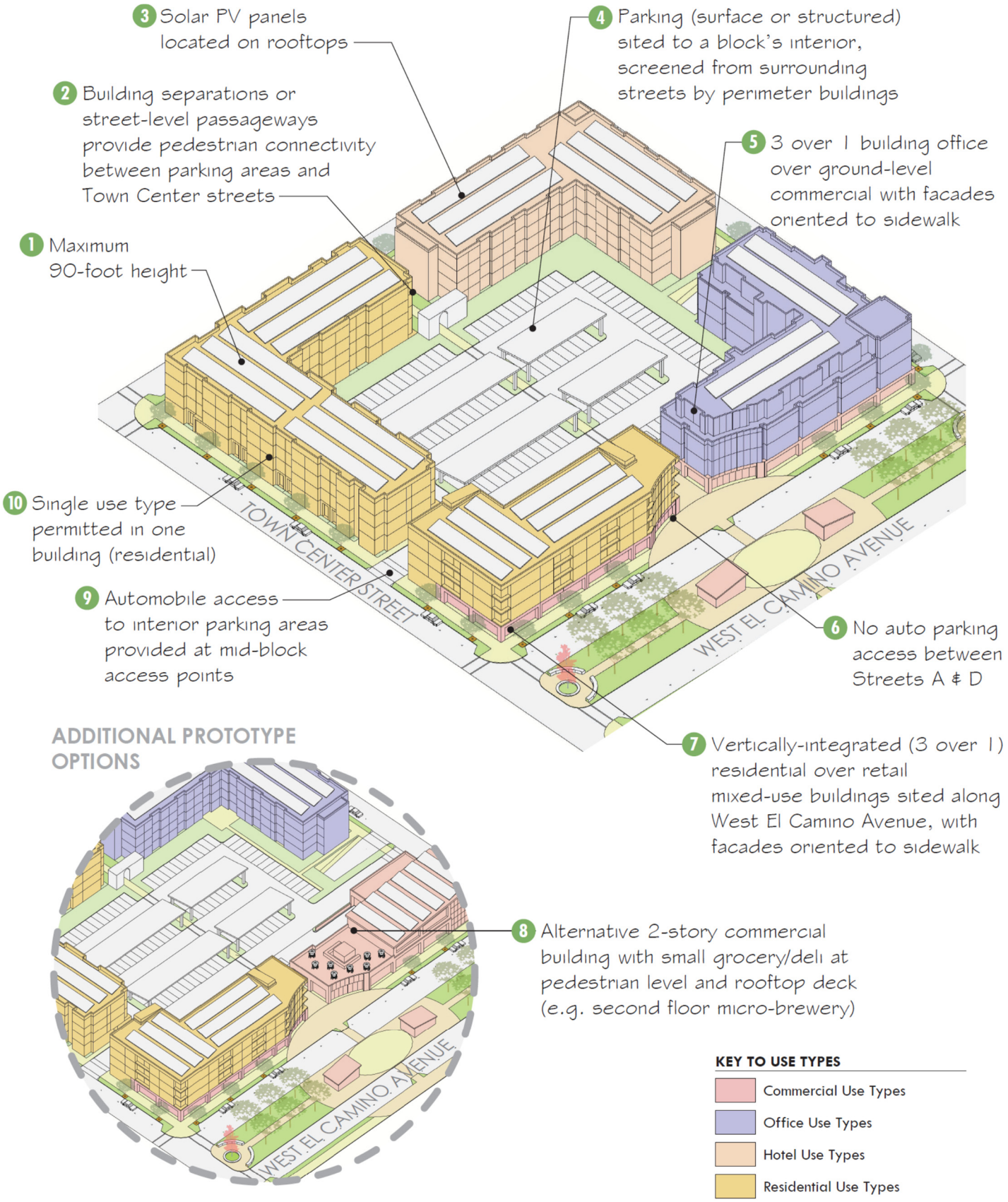


FIGURE 3-11: TOWN CENTER CMU PROTOTYPE AT WEST EL CAMINO AVENUE BLOCK

The waterfront in downtown Napa, California offers an inspirational vision for Upper Westside's Town Center interface with the Westside Canal. Building facades and decorative railing define the edges of a wide pedestrian walkway. Buildings include ground-level retail and restaurants with outdoor dining, and hotel uses above. (Imagery source: Google Earth, 2021)

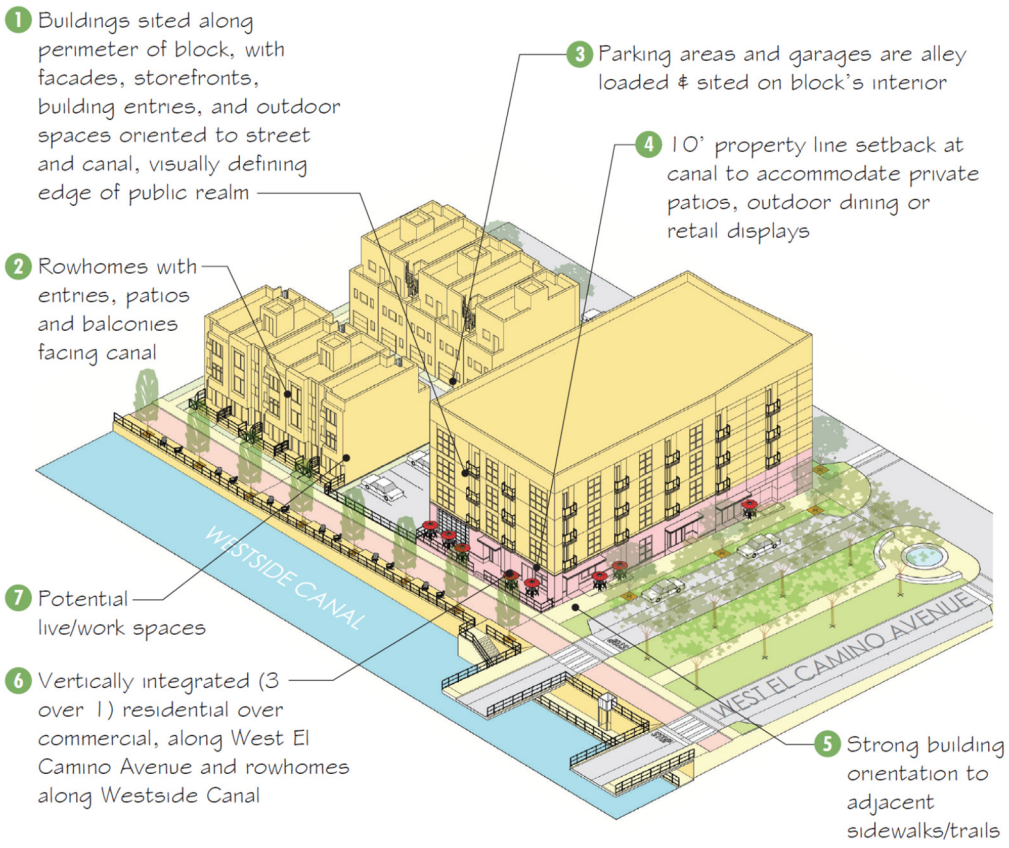


FIGURE 3-12: RESIDENTIAL/ CMU PROTOTYPE AT CANAL BLOCK

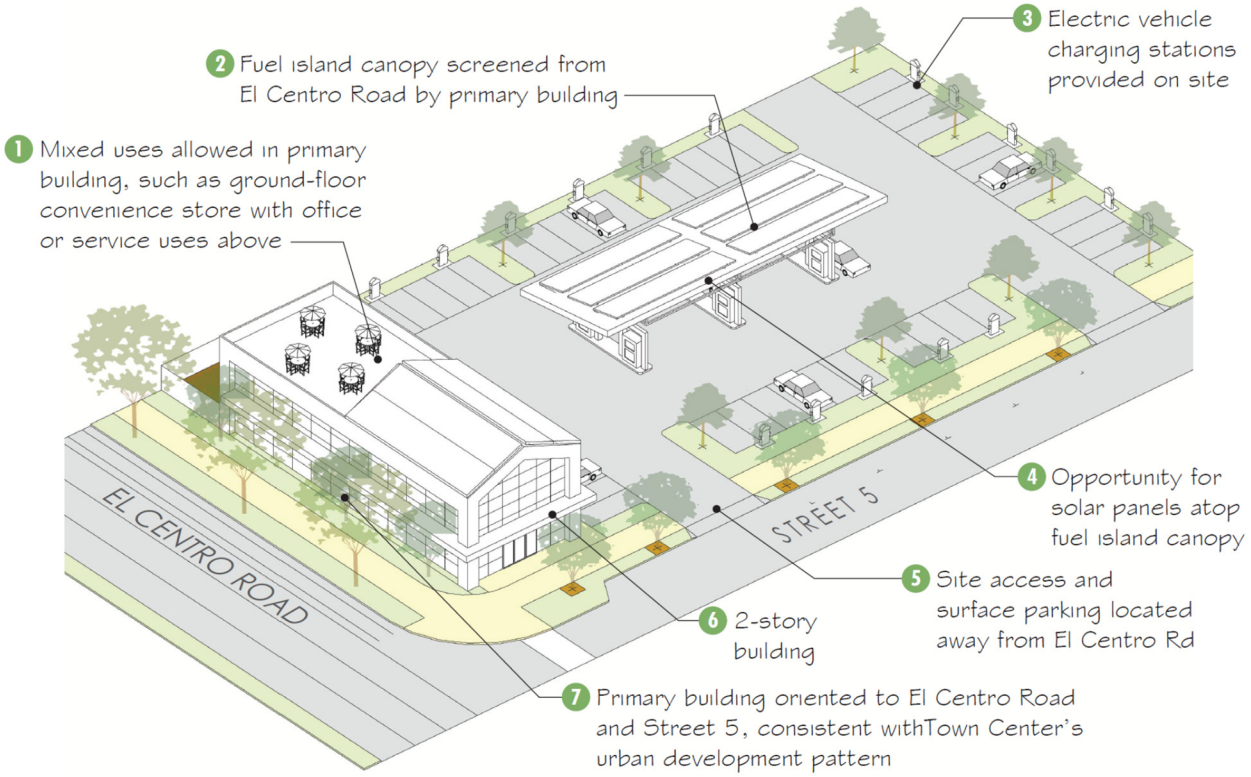


FIGURE 3-13:
CMU MIXED FUEL STATION PROTOTYPE AT SW CORNER OF EL CENTRO ROAD & STREET 5

3.6.2 Town Center Very High Density Residential (VHDR)

The VHDR parcels identified in Figure 3-14 are intended to develop with a mix of mid-rise apartments or condominiums. The anticipated product types include 4-story "stacked flats" served by fully enclosed interior hallways providing access to each unit's front door. However, other building designs that allow individual units and front doors to be oriented to adjacent public streets, or a hybrid housing type that combines the two, can also be accommodated.

The development prototype in Figure 3-15 demonstrates how multi-family stacked flats could be developed on VHDR parcels in the Town Center consistent with the provisions in this chapter. The prototype is conceptual and represents one example of the types of VHDR projects that can be constructed in the Town Center, recognizing that this is one of several design solutions that successfully implements the standards and guidelines herein. The prototype is intended to communicate the important aspects of site planning and building design that should be implemented on VHDR parcels to create the urban environment envisioned for the Town Center District.

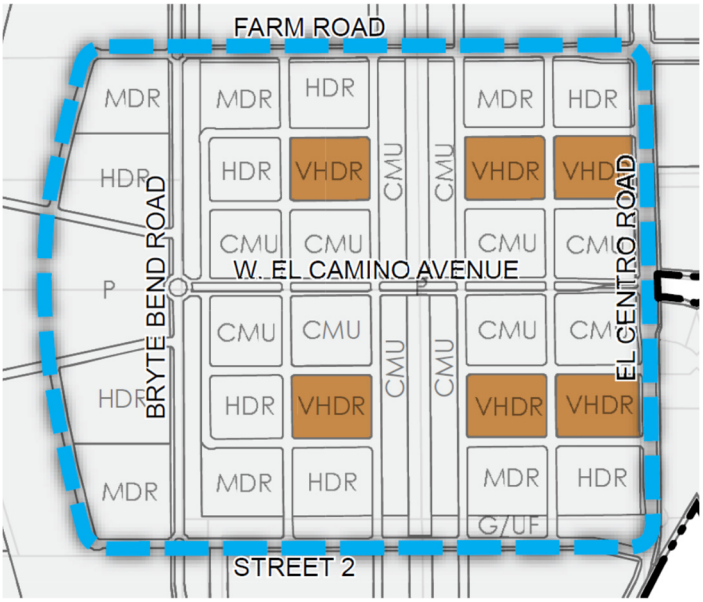


FIGURE 3-14: TOWN CENTER VHDR KEY MAP

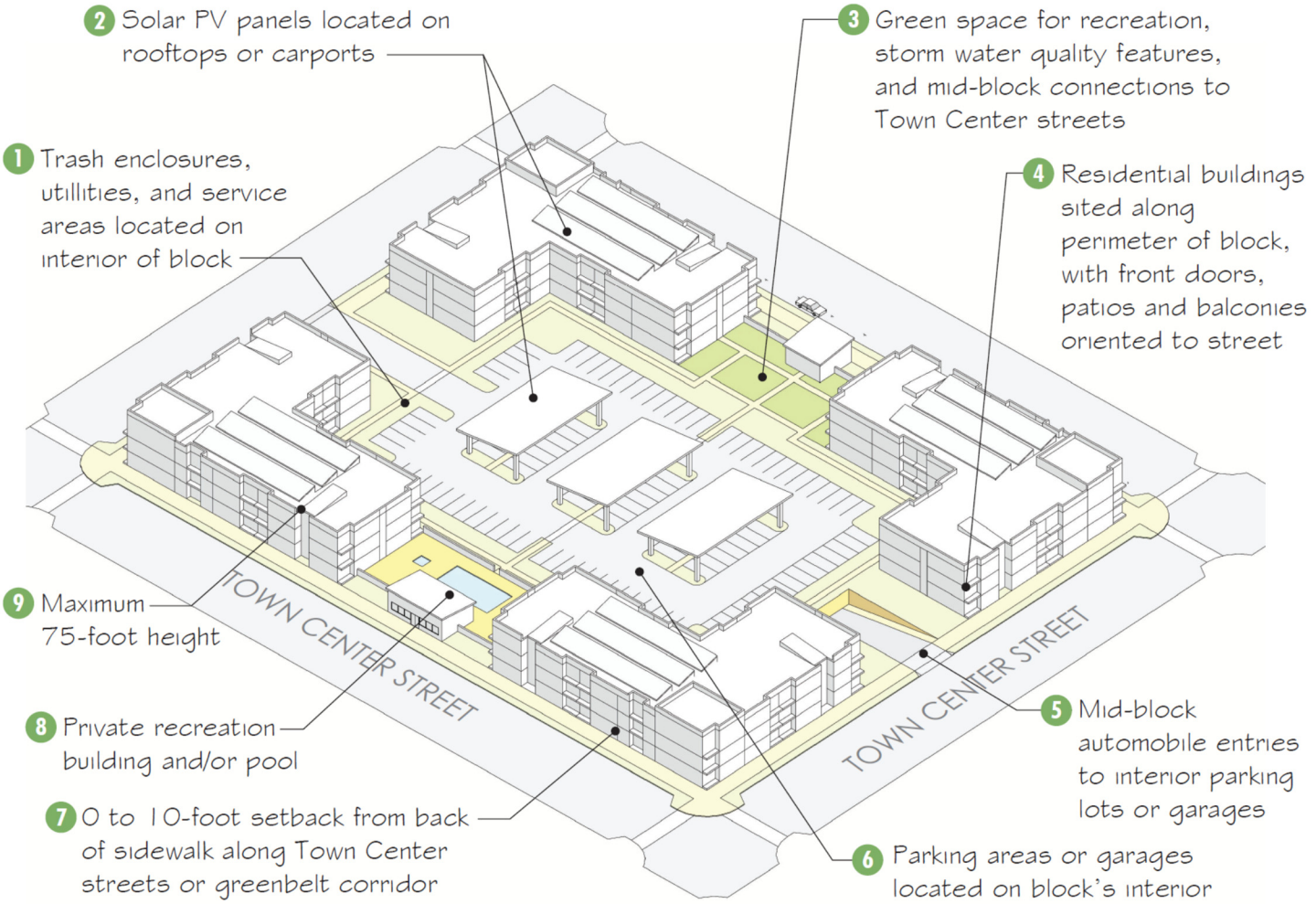


FIGURE 3-15: TOWN CENTER VHDR STACKED FLAT PROTOTYPE

3.6.3 Town Center High Density Residential (HDR)

HDR parcels identified in Figure 3-16 are intended to develop with a mix of ±3-story apartments, condominiums or rowhomes. Buildings may consist of "stacked flats" with upper-floor units accessed by covered stairwells, interior breezeways, or interior hallways, or may consist of rowhomes with "upstairs/downstairs" individual units.

Development prototypes are provided in Figures 3-17 and 3-18 to illustrate how HDR parcels in the Town Center could develop consistent with the provisions in this chapter. Each prototype is conceptual and is intended to communicate the important aspects of site planning and building design that should be implemented to create the urban environment envisioned for the Town Center District. The prototypes should be used to guide the design of individual development projects, recognizing that each represents one of several design solutions that successfully implements the standards and guidelines herein.

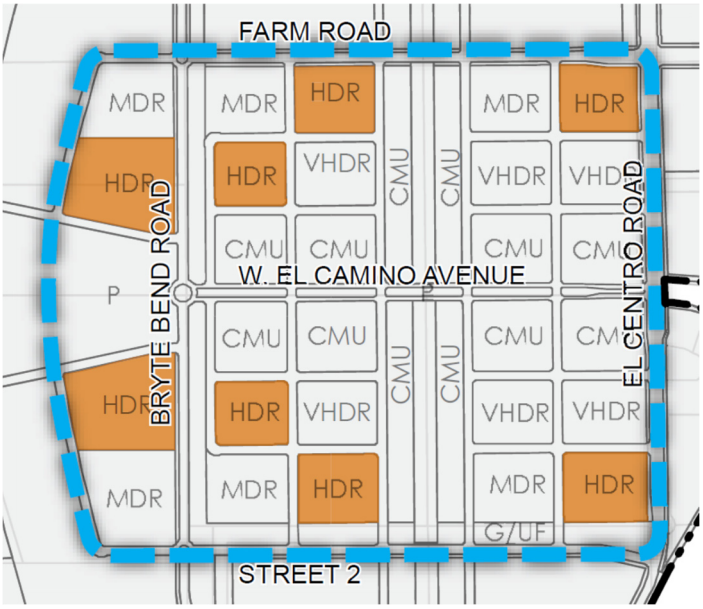


FIGURE 3-16: TOWN CENTER HDR KEY MAP

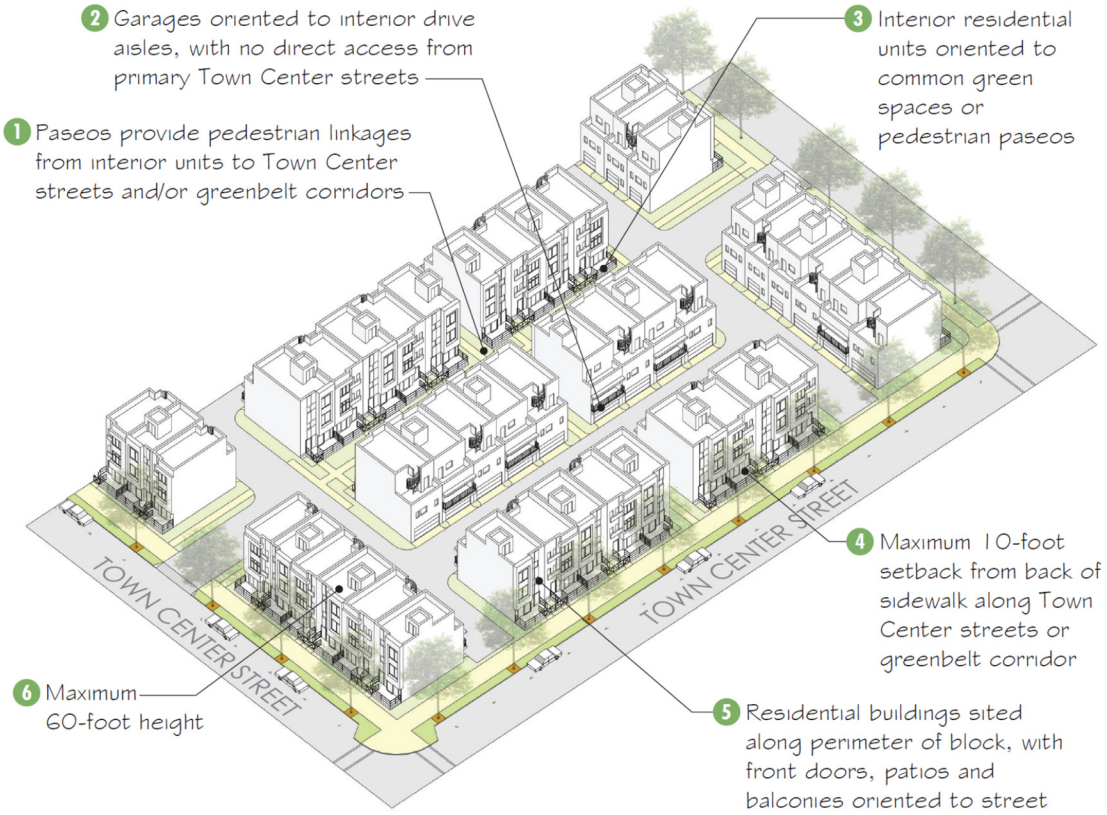


FIGURE 3-17: TOWN CENTER HDR ROWHOUSE PROTOTYPE

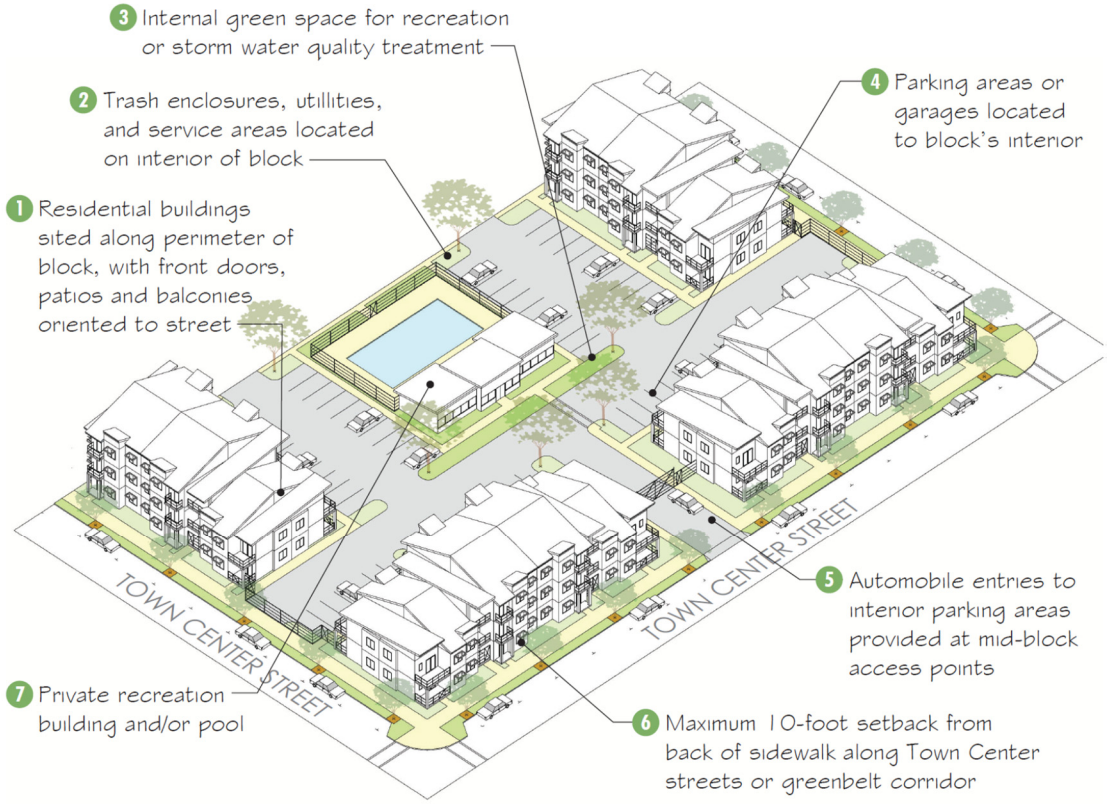


FIGURE 3-18: TOWN CENTER HDR APARTMENT PROTOTYPE

3.6.4 Town Center Medium Density Residential (MDR)

MDR parcels identified in Figure 3-19 are intended to develop with a mix of 2 and 3-story detached townhomes, attached row homes, live/work units, condominiums, and other innovative product types designed to fit within an urban context. Building design is intended to provide a transition in density and visual appearance from the urban environment of the Town Center to adjacent, single-family detached residential neighborhoods in the West C District.

Development prototypes are provided in Figures 3-20 and 3-21 to illustrate how MDR parcels in the Town Center could develop consistent with the provisions in this chapter. Each prototype is conceptual and is intended to communicate the important aspects of site planning and building design that should be implemented to create the envisioned urban environment. These prototypes should be used to guide the design of individual development projects, recognizing that each represents one of several design solutions that successfully implements the standards and guidelines herein.

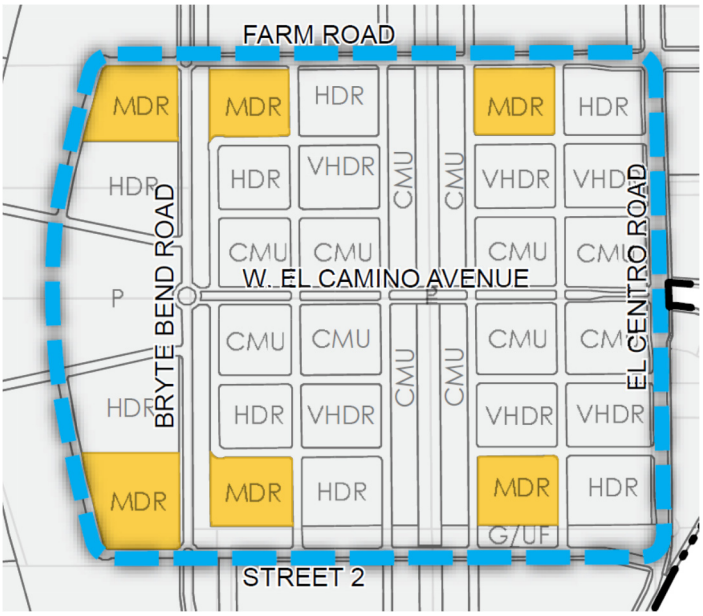


FIGURE 3-19: TOWN CENTER MDR KEY MAP

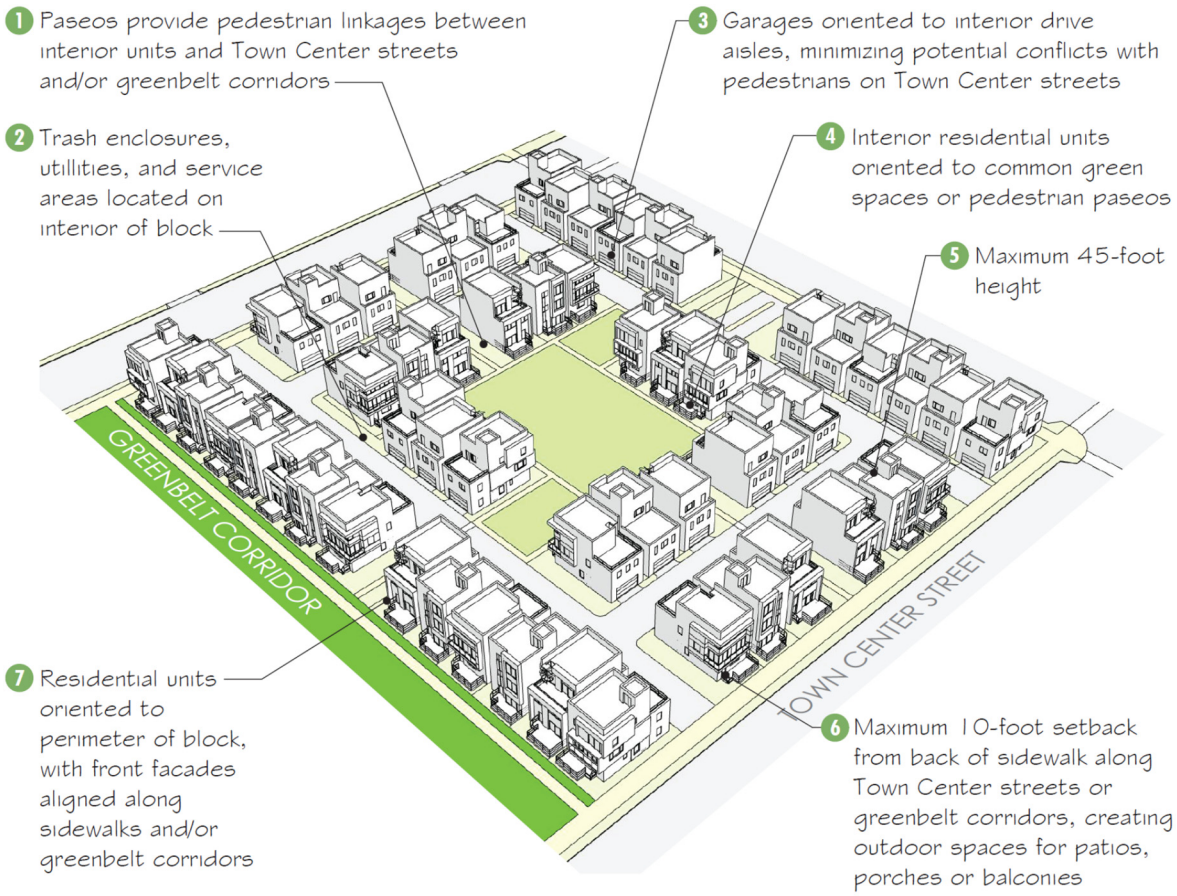


FIGURE 3-20: TOWN CENTER MDR PROTOTYPE AT INTERIOR BLOCK

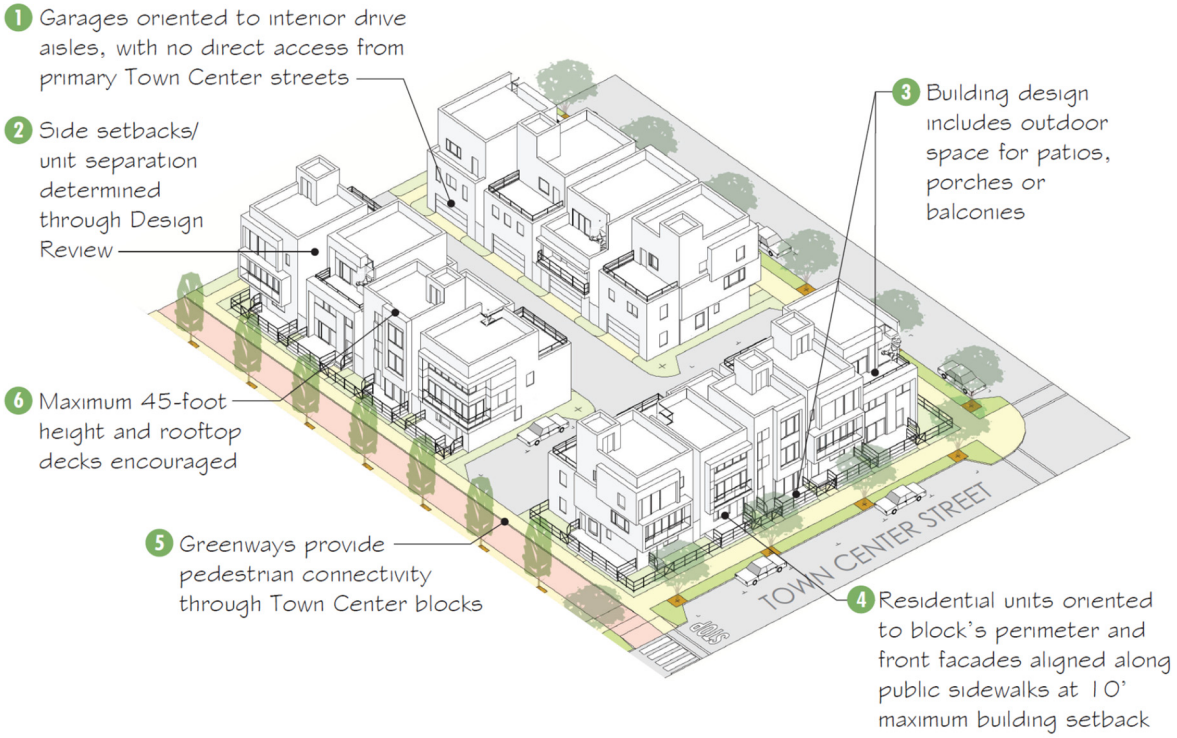


FIGURE 3-21: TOWN CENTER MDR PROTOTYPE

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CHAPTER 4
RESIDENTIAL NEIGHBORHOODS

Inside this Chapter

4.1 OVERVIEW & INTENT

This chapter provides the development standards and design guidelines for the community's residential uses located outside of the Town Center District. The intent is to create vibrant, well-designed neighborhoods that are modeled after traditional neighborhood patterns and are visually superior to the typical quality of the region's conventional suburban areas.

The Sacramento Countywide Design Guidelines (SCDGs) were referenced in the preparation of this chapter. The design guidelines in this chapter build upon the SCDGs by providing additional guidance for the design of single-family residential neighborhoods and homes. This chapter includes both standards and guidelines for residential uses, including permitted uses, development standards, and guidelines for neighborhood design, architectural design elements, and architectural styles.

Development of the Upper Westside's residential neighborhoods is to be directed by the standards and guidelines in this chapter. They apply to all VLDR, LDR, LMDR, and MDR residential parcels located in the West "C" District, the Young Scholars District, and the East Triangle District, as illustrated in Figure 4-1.

4.2 DESIGN OBJECTIVES

The Upper Westside's single-family residential areas are envisioned to develop as a collection of small, walkable neighborhoods that are each focused around a central park space. The development pattern is to follow a modified grid of streets that provide a high level of connectivity between individual neighborhoods and the network of schools, parks, and greenbelts. A wide array of housing types are envisioned, which collectively support conventional detached residential units on large and small lots, attached units on smaller lots, and higher-density clustered siting configurations. Additionally, to encourage a diversity of housing types within LDR, LMDR, and MDR neighborhoods outside the Town Center District, the construction of attached "missing middle" housing types is encouraged and permitted as outlined in UWSP Section 8.8.6.

To implement this intent, the design and development of the Upper Westside's residential areas shall be guided by the following objectives:

- To create a development pattern of residential neighborhoods that are aligned along a modified street grid with well-connected, walkable blocks.
- To incorporate local parks as a focal element for all neighborhoods.
- To accommodate a diverse array of detached and attached housing types, within a wide density range, on large and small lots, in conventional and clustered siting configurations.
- To incentivize the construction of "missing middle" attached housing within low, medium-low, and medium density single-family residential neighborhoods via a missing middle housing incentive program.
- To create a collection of different architectural home styles that are visually compatible and that create a strong sense of community, which results in a "built over time" appearance.

4.3 PERMITTED USES & DEVELOPMENT STANDARDS

The Upper Westside DS&DGs establish the permitted uses and development standards for VLDR, LDR, MLDR and MDR parcels outside of the Town Center, as identified on Figure 4-1. These zoning-type regulations are custom-tailored for the UWSP and build upon those outlined in the Sacramento County Zoning Code (SCZC).

4.3.1 Design Review Requirements

Residential Design Review

Applications for residential Tentative Subdivision Maps (TSMs) are subject to a County-administered Design Review process as outlined in Section 6.3.2 of the Sacramento County Zoning Code. This applies to both single-family and multi-family residential development applications outside the Town Center to ensure compliance with the permitted uses and development standards outlined in this chapter.

Missing Middle Streamlined Design Review

To streamline the County's Design Review process for Tentative Subdivision Map applications that propose lots that support single family detached housing (i.e., LDR, LMDR or MDR specific plan parcels) and include zoning of RD-10 or greater to accommodate missing middle housing, some of the procedural requirements outlined in Table 6.2 of SCZC Section 6.3.2, Design and Site Plan Review, shall be deferred. For portions of a TSM with parcels zoned RD-10 or greater that support lots for missing middle housing, Building and Landscape Design plans are permitted to be deferred until after TSM approval, and instead, required prior to Building Permit application submittal.

Because the UWSP seeks to incentivize the production of missing middle housing, proposed projects with this housing type are to be evaluated by a streamlined set of development standards, as noted below:

- **Permitted Uses:** As noted for MDR in Table 4-1
- **Development Standards:** Table 4-3
- **Design Standards:** Section 3.0, Multifamily Design Standards, of the Countywide Design Guidelines

As part of the County's design review process, compliance with the Countywide Design Guidelines may be demonstrated by completing the Multifamily Design Standards Supplemental Checklist. When evaluating projects for consistency with the Multifamily Design Standards, the County may deem some provisions as "not applicable" provided that the project is consistent with the policies, standards and guidelines of the UWSP and DS&DGs.

4.3.2 Permitted Uses

Table 4-1 outlines the permitted uses and permit requirements for residential development projects on VLDR, LDR, MLDR and MDR parcels located outside of the Town Center, as identified on Figure 4-1. This list of permitted uses is to be applied in lieu of those outlined in Table 3.1 of the Sacramento County Zoning Code.

Any use type that is not listed in the DS&DGs shall not be permitted, except that, pursuant to Section 3.2.4 of the County Zoning Code, the Planning Director shall have the authority to allow uses that are not listed if they are deemed consistent with the intent of a land use designation. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination. Definitions for use types and accessory uses are specified in the Sacramento County Zoning Code.

4.3.3 Development Standards

At such time that development entitlements are effectuated for a Specific Plan parcel identified on Figure 4-1, it is subject to the development standards outlined in Table 4-2. These standards prevail over those in the SCZC and function as zoning-type regulations for residential development and are to be applied to VLDR, LDR, LMDR, and MDR parcels outside of the Town Center to achieve the vision outlined in UWSP Chapter 2. Allowable zoning districts are identified for each land use designation, and where the standards in this sub-section are silent, regulations specific to a parcel's zoning shall prevail, including other applicable development regulations that are not addressed in these DS&DGs (e.g. fence height). In addition, several example development prototypes for each land use designation are provided in Section 4.4, which illustrate how these development standards are to be applied to subsequent residential development projects.

Deviations to the development standards provided in Table 4-2 can be considered subject to the procedures and findings provided in SCZC Section 6.4.6, Special Development Permits.

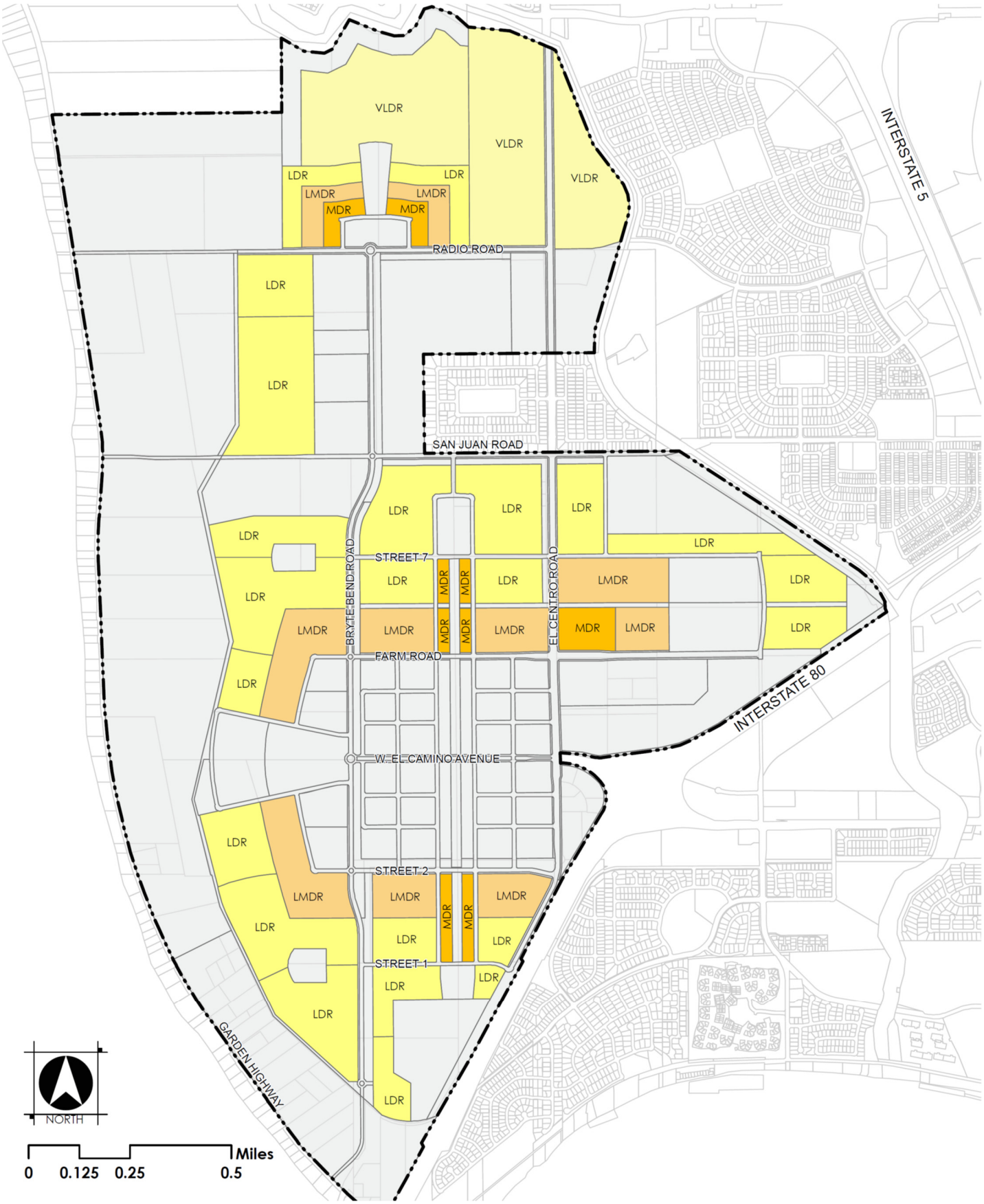


FIGURE 4-1: RESIDENTIAL PARCELS OUTSIDE TOWN CENTER

TABLE 4-1: RESIDENTIAL PERMITTED USES OUTSIDE TOWN CENTER

USE, SERVICE OR FACILITY	LAND USE DESIGNATION				USE [4] STANDARD
	VLDR	LDR	LMDR	MDR	
Agricultural Uses					
Water Impoundment, Constructed Lake/Pond	P	P	P	P	3.4.11
Residential Uses					
Dwelling, Duplex or Halfplex (any density)	UPZ	P	P	P	3.5.1.B
Dwelling, Multiple Family (permitted as noted for each land use)		UPZ	UPZ	P	3.5.1.C
Dwelling, Single-Family Attached or Missing Middle	UPZ	P	P	P	3.5.1.D
Dwelling, Single-Family Detached (no mobile homes)	P	P	P	P	3.5.1.E
Family Day Care Home	P	P	P	P	3.5.1.F
Residential Care Home	UPZ	UPZ	UPZ	UPM	3.5.1.I
Condominium Conversions	UPP	UPP	UPP	UPP	3.5.1.J
Boarding House		UPZ	UPZ	UPZ	
Single Room Occupancy Unit (RD-20 district only)				P	3.5.2.C
Public, Civic & Educational Uses					
Places of Worship or Other Religious Institution	UPZ	UPZ	UPZ		
Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	UPP	UPP	UPP	
School, Private	UPZ	UPZ	UPZ		
School, K-12, Public	P	P	P		
School, K-12, Private [1]	UPZ	UPZ	UPZ		
Government and Local Agency Buildings & Uses	P	P	P		3.6.3.A
Community Garden	P	P	P	P	3.6.4.B
Public Park	P	P	P	P	
Market Garden [2]	UPM	UPM	UPM		3.6.4.B
Adult Day Care Center	UPZ	UPZ	UPZ	UPZ	3.6.5.A
Child Day Care Center	UPZ	UPZ	UPZ	UPZ	3.6.5.B
Congregate Care Facility	UPP	UPP	UPP		
Social Rehabilitation Center	UPP	UPP	UPP	UPP	
Major Utility	UPZ	UPZ	UPZ	UPZ	3.6.6.A
Minor Utility	P	P	P	P	3.6.6.B
Wireless Communication Facilities (WCF)	UPP	UPP	UPP	UPP	3.6.7.A.1
Small Cell WCF - Attached	P	P	P	P	3.6.7.A.2
Small Cell WCF - Tower	UPM	UPM	UPM	UPM	3.6.7.A.2
Eligible Facility WCF	P	P	P	P	3.6.7.A.3

USE, SERVICE OR FACILITY	LAND USE DESIGNATION				USE [4, 5] STANDARD
	VLDR	LDR	LMDR	MDR	
Commercial Uses					
Animal Grooming, Short-Term Boarding	UPM				
Kennel, Cattery, Small Animal Boarding and Training	UPM				3.7.2.A.1
General Recreation Facility, Indoor			UPP [3]	UPP [3]	3.7.4.A
General Recreation Facility, Outdoor	P	P	P	P	3.7.4.B
Marina, Boat Dock/Launch			P	P	
Accessory Uses					
Dwelling Unit, Accessory/ Junior Accessory	P-A	P-A	P-A	P-A	3.9.3.D
Residential Accessory Structures	P-A	P-A	P-A	P-A	3.9.3.CC
Home Occupation	P-A	P-A	P-A	P-A	3.9.3.F
Minor Repair and Maintenance of Vehicles for Personal Use	P-A	P-A	P-A	P-A	3.9.3.L
Residential Garage Sales	P-A	P-A	P-A	P-A	3.9.3.M
Residential Swimming Pools and Spa Equipment	P-A	P-A	P-A	P-A	3.9.3.Q
Bus Shelter	P-A	P-A	P-A	P-A	3.9.3.N
Solar Facility: Accessory	P-A	P-A	P-A	P-A	3.6.6.C
Electric Vehicle Charging Station	P-A	P-A	P-A	P-A	
Short-Term Rentals	P-A	P-A	P-A	P-A	3.9.3.AA
Temporary Uses					
Community Stand	TUZ	TUZ	TUZ	TUZ	3.10.3.B
Temporary Construction Buildings	P-T	P-T	P-T	P-T	3.10.3.F
Temporary Sales/ Construction Offices	TUZ	TUZ	TUZ	TUZ	3.10.3.G
Temporary Use of Mobile Homes and Commercial Coaches	TUZ	TUZ	TUZ	TUZ	3.10.3.H
Temporary Uses, General	TUZ	TUZ	TUZ	TUZ	3.10.2.L
Recreational Vehicles at Residential Construction Sites	TUZ	TUZ	TUZ	TUZ	3.10.3.J
Temporary Storage Containers	P-T	P-T	P-T	P-T	3.10.3.L

Notes:

1. Private schools exceeding 100 students shall require a Conditional Use Permit by the Planning Commission.
2. Up to one acre in size is permitted. Between one and three acres in size, permitted in zones other than residential and recreation, these zones require a UPM. Over three acres in size permitted in the industrial zones; requires a UPM in agricultural-residential, mixed use, and commercial zones; requires a Conditional Use Permit in residential and recreation zones.
3. Permitted in multiple family projects subject to a finding by the Planning Commission that the use is incidental to the project and does not exceed 25 percent of the project area, and is intended for the convenience of the residents of the project in which they are located.
4. For each permitted use, service, or facility, refer to the corresponding section of the Sacramento County Zoning Code for specific requirements. Where the requirements of a Use Standard conflict with a Use Type's reviewing authority or other standards and guidelines contained herein, the provisions of these DS&DGs shall prevail.
5. All new land uses shall comply with Mitigation Measure AQ-4a relative to siting strategies to reduce air pollution exposure.

Key to Allowable Use Abbreviations:

P = Permitted Primary Use
UPZ = Conditional Use Permit by the Zoning Administrator
TUZ = Temporary Use Permit by the Zoning Administrator
P-T = Permitted Temporary Use Allowed by Right
UPM= Minor Use Permit
UPP= Conditional Use Permit by the Planning Commission
P-A = Permitted Accessory Use
<blank> = Not Permitted

TABLE 4-2: RESIDENTIAL DEVELOPMENT STANDARDS OUTSIDE TOWN CENTER

STANDARD	LAND USE			
	VLDR	LDR	LMDR	MDR (1)
Permitted Zoning Districts				
Base zoning districts available for each land use designation, as modified herein	RD-1, RD-2, RD-3 & RD-4	RD-5 & RD-7	RD-7 & RD-10	RD-10, RD-15 & RD-20
Housing Density (2)				
Density Range Permitted:	1.0-4.0 du/ac	4.0-7.0 du/ac	6.0-10.0 du/ac	8.0-20.0 du/ac
Allocated Density:	1.0 (3) du/ac	5.5 du/ac	8.0 du/ac	12.0 du/ac
Lot Size Standards (measured from back of sidewalk or side/rear lot line) (6)				
Average Lot Dimension:	75' x115'±	55'x100'±	45'x85±'	25'x55'±
Lot Size (minimum):	8,500 sf	4,500 sf	2,800 sf	1,250 sf
Minimum Width (at setback) -Interior Lot:	65'	50'	40'	20'
-Corner Lot:	75'	60'	50'	25'
Lot Depth (minimum) -Conventional Lot:	100'	90'	60'	45'
-Alley-Loaded Lot:	90'	75'	55'	40'
Lot Coverage (max.): (4)	45%	55%	65%	80%
Duplex/Half-plex Units (5)				
Minimum Width (combined & split):	100'/50'	70'/35'	60'/30'	50'/25'
Building Setbacks (minimum, measured from back of sidewalk or side/rear lot line) (6)				
Front -To Porch:	15'	15'	12½'	10'
-To Living Space:	20'	17½'	15'	10'
-To Garage:	25'	20'	20'	19'
Side -Interior Lot:	5'	5'	4'	4'
-Street Side of Corner Lot to Living/Porch:	15'	15'	12½'	10'
-Street Side of Corner Lot to Garage Door:	20'	20'	20'	19'
Rear -Conventional Lot:	20'	15'	7½'	7½'
-Alley or I-Court Lot:	4'	4'	4'	4'
Building Height & Width (5, 8)				
Building Height (maximum):	35'	35'	35'	40'
Building Width (minimum):	45'	35'	25'	15'
Other Requirements (5)				
Parking - On-Site Spaces in Garage (min.):	2.0/du	2.0/du	1.5/du avg.	1.0/du avg.
Guest Parking - On-Site/On-Street (min.): (6)	.5/du avg.	.5/du avg.	.5/du avg.	.25/du avg.
Floorplans & Elevations Required w/ TSM: (7)	No	No	No	No

Notes:

1. Development standards for MDR in Town Center District are provided in Chapter 3, Town Center.
2. Densities to be calculated on a "net" basis, as outlined in UWSP Section 3.3.1.
3. Allocated density calculated at 1.0 du/ac, but existing VLDR parcels on either side of El Centro Road north of Radio Road, have lots greater than1 acre, which may result in a higher density in VLDR locations to the west.
4. Lot Coverage defined as first floor building footprint and does not include driveways, walks, patios, etc.
5. A Special Development Permit may be approved to modify a listed standard(s) that results in quality design consistent with this chapter.
6. Curbside parking spaces, or shared spaces provided along internal drives, qualify as guest parking.
7. Floorplans, elevations, and landscape plans are not required with TSM, but are subject to Design Review prior to Building Permit.
8. Implement standards for bird-safe buildings as required by Mitigation Measure BR-12.

TABLE 4-3: MISSING MIDDLE RESIDENTIAL DEVELOPMENT STANDARDS

STANDARD		ATTACHED UNITS
Parcel Size & Housing Density (1)		
Parcel Size and Dimensions:		No minimum lot area, width or depth required
Permitted Density Range: (1)		8.0-35.0 du/ac
Building Setbacks/ Separation (2)		
Front	-To Porch (min.):	10’
	-To Living Space (min.):	10’
	-To Garage (min.):	19’
Side	-Interior Lot line:	0’
	-Building Separation (min.):	8’
	-To LDR or LMDR Property Line (min.):	5’
	-Street Edge of Corner Lot to Living/Porch (min.):	7½’
	-Street Side of Corner Lot to Garage Door	19’
Rear	-To Rear Lot Line on Conventional Lot (min.):	5’
	-To Edge of Alley or I-Court Drive Aisle (min.):	4’
	-To LDR or LMDR Property Line (min.):	5’
Building Height & Stories (2)		
Building Height (max.):		45’
Stories (max.):		3
Open Space Requirements		
Yard Areas & Landscaped Setbacks (min):		5% of net lot area (avg.)
Common Outdoor Amenities:		None required
Private Open Space (patio/balcony/porch):		40 square feet/unit (avg.)
Other Requirements		
Private Enclosed Storage Area (min):		80 cubic feet/unit
Walls & Fences		See Zoning Code Section 5.2.5
Building Signage		None permitted except for building addresses
Parking Requirements (2)		
Resident - On-Site Spaces in Garage (min.):		1.0/du avg.
Guest - On-Site/On-Street Spaces (min.):		.25/du avg.

Notes:

1. Densities to be calculated on a “net” basis, as outlined in UWSP Section 3.3.1, measured from edge of right-of-way for blocks/area(s), or portions thereof, comprised of missing middle housing types.
2. A Special Development Permit may be approved to modify a listed standard(s) that results in quality design consistent with this chapter.

4.4 DEVELOPMENT PROTOTYPE EXAMPLES

4.4.1 VLDR | Very Low Density Residential (1.0-4.0 du/ac)

VLDR parcels are located in the north and northeasterly portions of the Young Scholars District, north of Radio Road and on either side of El Centro Road. These parcels include some previously-existing residential subdivisions, such as Leona Circle, which include homes on 1-acre or larger lots that were constructed prior to Specific Plan approval.

For new development with a VLDR land use designation, this housing type is typically targeted for higher income established families and executive housing, and allows for large custom or semi-custom single-family detached homes. Existing VLDR areas, located within ±900-feet of El Centro Road, are anticipated to continue developing at a density of 1.0 du/ac with a minimum lot size of 1 acre. However, VLDR areas to the west may develop at a higher density and with smaller lot sizes. The development prototype example in the figure below illustrates one of several potential housing designs and how the development standards in Table 4-2 are to be applied to VLDR parcels.

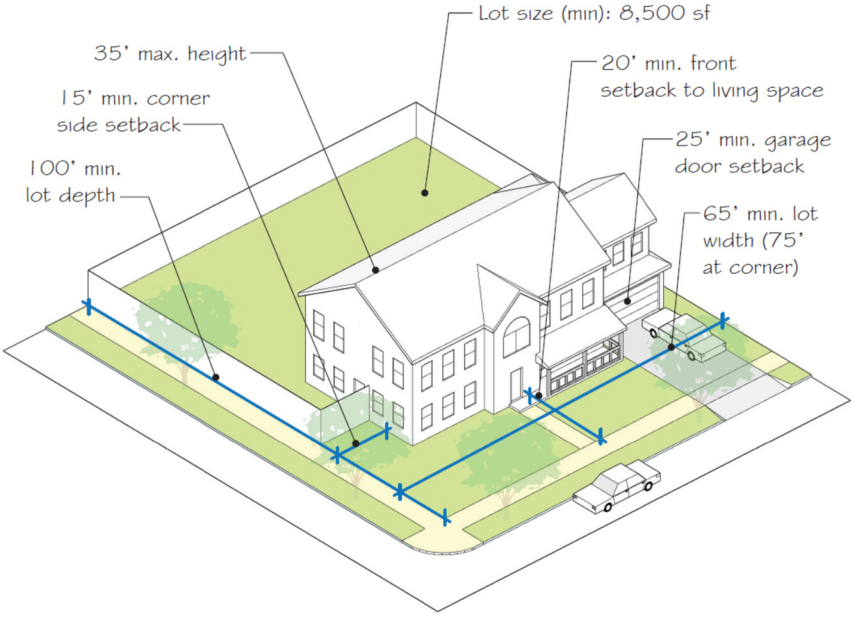
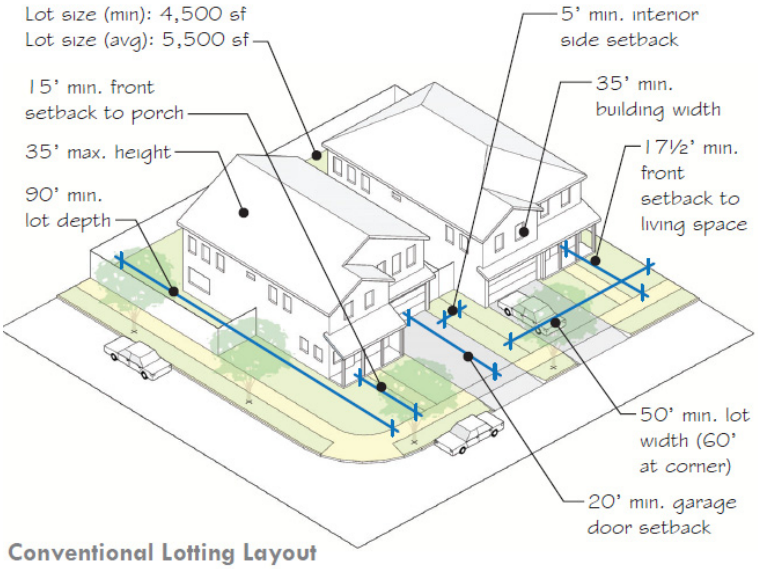


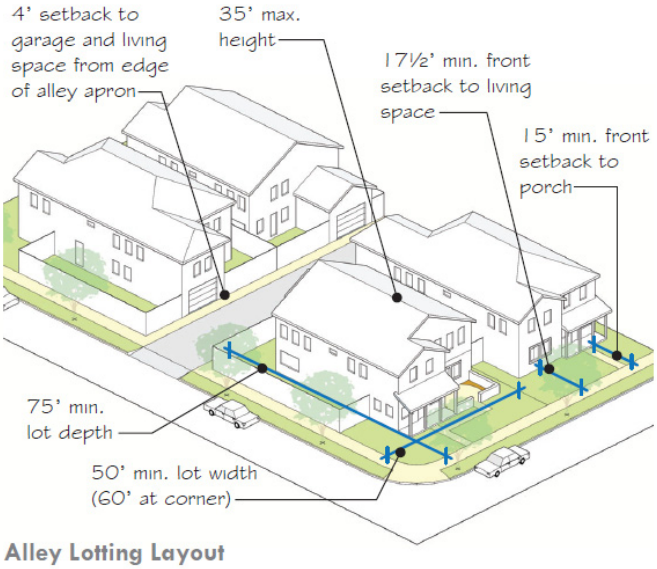
FIGURE 4-2: VLDR DEVELOPMENT PROTOTYPE EXAMPLE

4.4.2 LDR | Low Density Residential (4.0-7.0 du/ac)

LDR allows for conventional single-family detached housing with garages and driveways typically facing a local residential street. The allocated density is 5.5 du/ac, which equates to approximately a 55' x 100' typical lot size. This housing type is typically targeted toward established families seeking to move-up into a larger home, and may also target multi-generational households. LDR parcels are widely distributed throughout the Young Scholars District, the West C District, and northerly portion of the East Triangle District. Lot sizes are to be determined by developers with tentative subdivision maps, followed by preparation of architectural plans from merchant home builders. LDR also allows for duplex or half-plex units on corner lots, intended to introduce a mix of housing diversity into neighborhoods. The development prototype examples in the figure below illustrates one of several potential housing configurations and how the development standards in Table 4-2 are to be applied to LDR parcels.



Conventional Lotting Layout

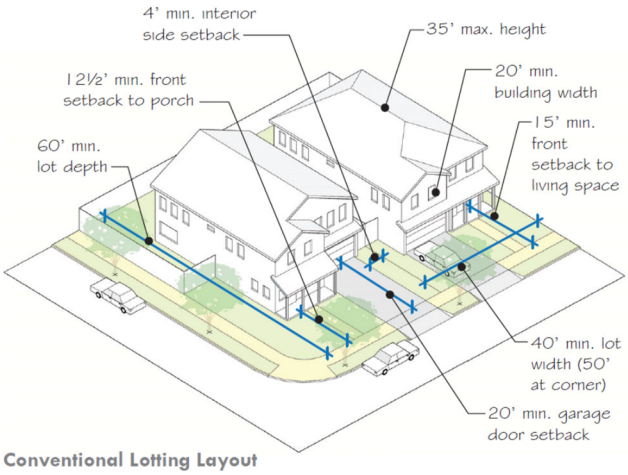


Alley Lotting Layout

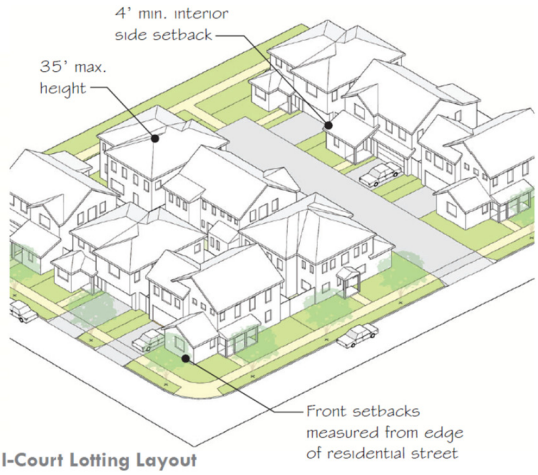
FIGURE 4-3: LDR DEVELOPMENT PROTOTYPE EXAMPLES

4.4.3 LMDR | Low Medium Density Residential (6.0-10.0 du/ac)

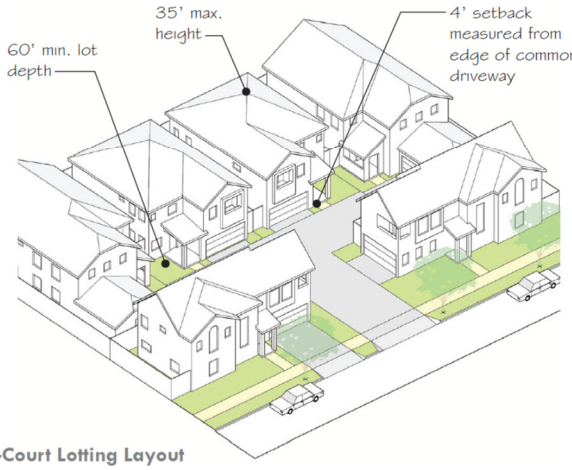
LMDR allows for a range of single-family detached housing types on small or "micro" sized lots, with an allocated density of 8.0 du/ac. Housing types may be front-loaded and be oriented to residential streets, alley-loaded with front doors oriented to streets, or designed as cluster housing, such as homes oriented to i-courts or t-courts. Micro lots can be considered a "missing middle" product type that can provide entry-level work force housing, can have appeal for first-time home buyers, such as young professionals or young families, or can be attractive to empty nesters wishing to downsize and simplify their lifestyle. The development prototype examples in the figure below illustrate several potential housing configurations and how the development standards in Table 4-2 are to be applied to LMDR parcels.



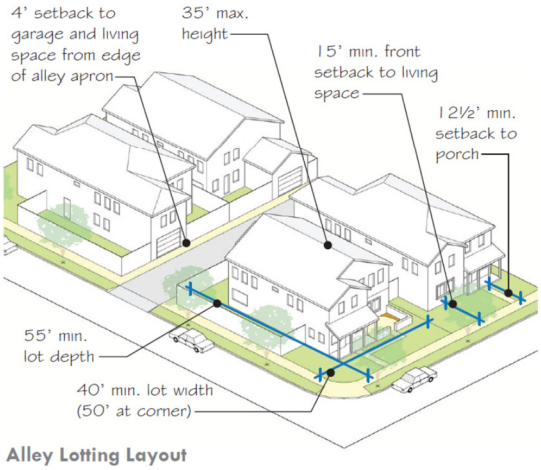
Conventional Lotting Layout



I-Court Lotting Layout



T-Court Lotting Layout

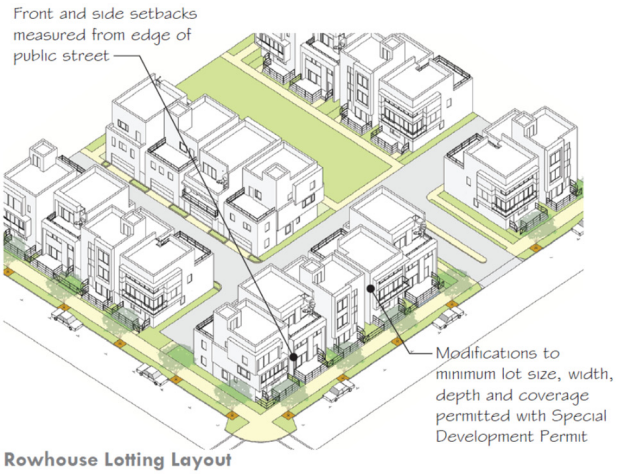


Alley Lotting Layout

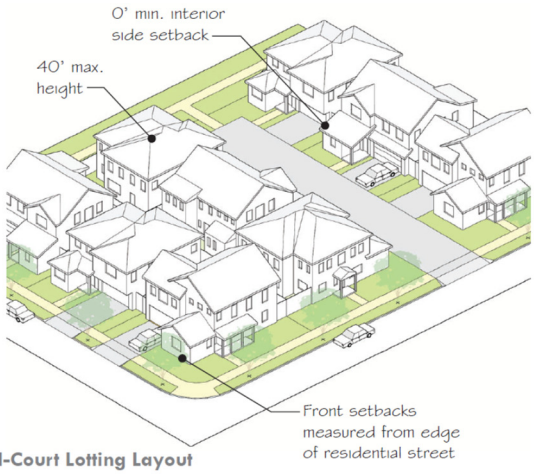
FIGURE 4-4: LMDR DEVELOPMENT PROTOTYPE EXAMPLES

4.4.4 MDR | Medium Density Residential (8.0-20.0 du/ac)

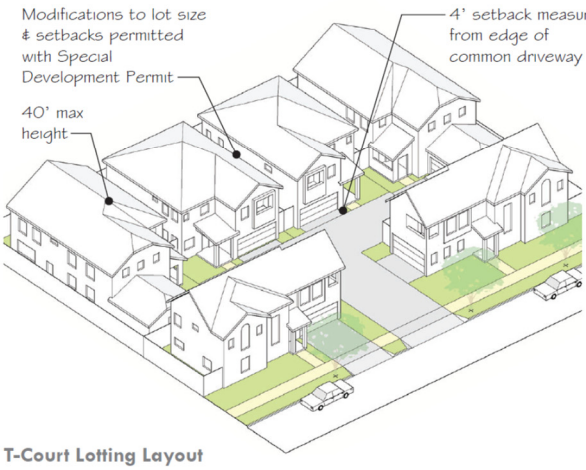
MDR is generally located close to community amenities, such as the Westside Canal within the West C District, around the CMU in the Young Scholars District, and adjacent to the CMU in the East Triangle District. The allocated density is 12.0 du/ac, which allows for a wide variety of different housing types, such as i-courts, t-courts, alley loaded detached town homes, and row homes. MDR can also accommodate live/work housing that provides a space that could be rented. Innovative home designs are encouraged and should appeal to first-time buyers, working professionals, empty nesters, and other buyers that desire more compact housing that is located close to amenities. The development prototype examples in the figure below illustrate several potential housing configurations and how the development standards in Table 4-2 are to be applied to MDR parcels.



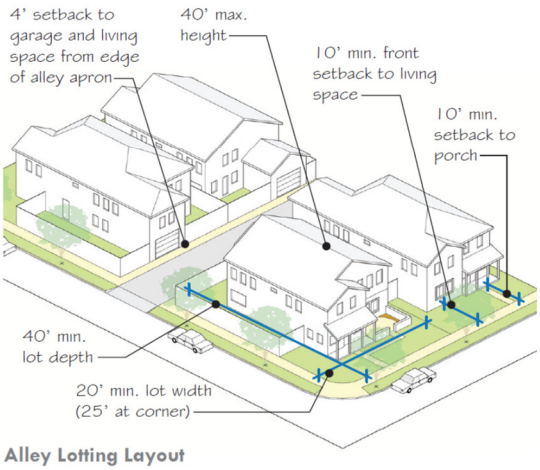
Rowhouse Lotting Layout



I-Court Lotting Layout



T-Court Lotting Layout

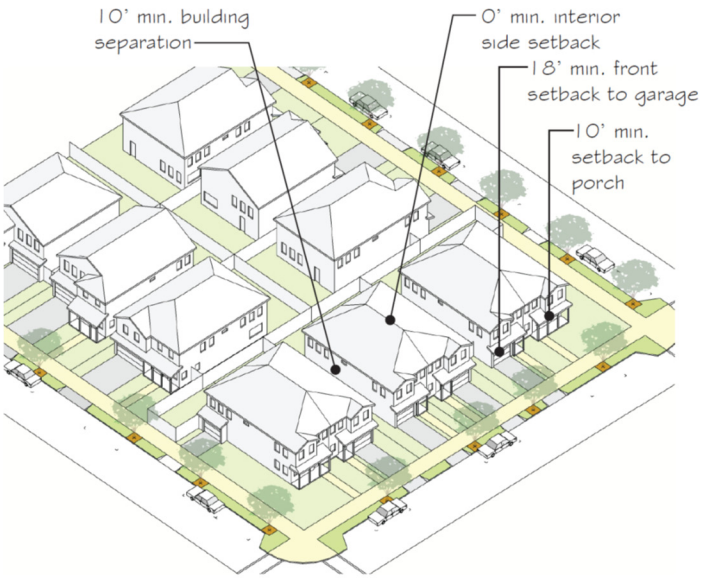


Alley Lotting Layout

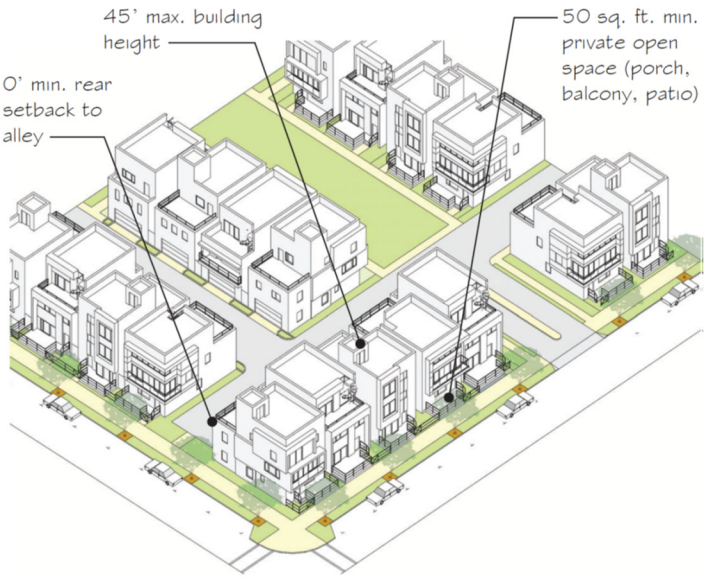
FIGURE 4-5: MDR DEVELOPMENT PROTOTYPE EXAMPLES

4.4.5 Missing Middle Housing Examples

As noted in UWSP Chapter 3, Land Use, the production of middle housing types is encouraged throughout the Development Area by permitting home builders to utilize a "Missing Middle Housing Incentive" program. This program allows home builders to increase the dwelling unit allocation on a Specific Plan parcel by drawing from a "unit reserve", provided that the additional units consist of attached, missing middle product types (e.g., duplex, triplex, fourplex, etc.) that are integrated into a conventional single-family detached neighborhood. This housing type is permitted on any LDR, LMDR, and MDR parcel outside the Town Center. The development prototypes in the figure below illustrate several potential housing configurations and how the development standards in Table 4-3 can be applied to parcels zoned for missing middle housing.



Duplex Layout Example



Multi-Family Layout Example

FIGURE 4-6: MISSING MIDDLE HOUSING EXAMPLES

4.5 NEIGHBORHOOD DESIGN

The development pattern and visual character of the Upper Westside's residential neighborhoods should draw from traditional neighborhood design. This is recognizable in the region's established neighborhoods where homes are organized along a gridded network of tree-lined streets, with an interconnected street system that provide multiple circulation choices, and with parks that function as neighborhood focal points. These neighborhood design elements intuitively calm traffic and create streets that are comfortable for pedestrians.

Consistent with the vision outlined in Chapter 2 of the UWSP, residential neighborhoods are envisioned to have a modern expression of traditional neighborhood design. Their urban form has a basic structure of a grid-iron street network, which is influenced by the Plan Area's boundary, land topography, and other site features. Ultimately, this form lends itself to creating a mobility system within the community that provides a high degree of connectivity for cars, bicyclists, and pedestrians. In addition, the Community Framework design guidelines outlined in Chapter 2 place priority on the physical form and visual character of the public realm, ensuring that neighborhoods have streetscapes designed for large-canopy trees and curb-separated sidewalks that create intimate outdoor spaces to frame with homes. Within the context of this development pattern, single family neighborhoods are envisioned to mature over time, such that the UWSP evolves into a clearly identifiable master-planned community.

A Conceptual Illustrative Lotting Plan is illustrated in Figure 4-6, which depicts a potential lotting pattern for the community's single-family residential areas. The ultimate lotting layout is expected to be different and evolve as tentative subdivision maps are processed, but it illustrates one of several design solutions that meets the intent of these guidelines and achieves the planned densities.

As noted in Sacramento County's SCDGs, "land use planning for tentative maps involves decisions affecting street layouts, lot configurations, connectivity, and parks/green spaces." The standards and guidelines herein encourage a positive relationship between lotting and home orientation, and interfaces with public streets, parks, open spaces, and neighboring subdivisions.

The following neighborhood design guidelines should be used by designers when preparing tentative subdivision maps. Careful attention should be given to several key elements (street patterns, public realm, and blocks) to ensure that neighborhood design is consistent with the vision. Figures 4-7 through 4-11 illustrate how these guidelines should be applied to create neighborhood designs that achieve the vision depicted in UWSP Chapter 2.

Neighborhood Design Standards & Guidelines

A. In-tract streets and blocks shall follow a grid or modified grid pattern (i.e., grid organizing pattern used in combination with curvilinear, cul-de-sac streets) that allows for an efficient dispersal of traffic, offers a high degree of pedestrian connectivity, incorporates a logical predictable pattern, and provides roadway/sidewalk connections between neighborhoods and districts.

B. The design and layout of individual tentative subdivision maps shall follow the street hierarchy depicted in the Roadway Plan (UWSP Figure 4-1) with street design utilizing its associated street sections.

C. Street design shall generally incorporate separated sidewalks with a planter and street trees provided between the back of curb and sidewalk, except where attached sidewalks are approved pursuant to the provisions outlined in UWSP Chapter 4.

D. Local parks should be centrally located within a neighborhood to provide a highly visible and accessible focal point and gathering space for adjacent residents.

E. Residential streets with curbside parking shall be located on a minimum of two sides of a local park to enhance access and visibility, with streets on additional sides encouraged, per UWSP Section 6.2.

F. Where a residential parcel is located adjacent to a lake basin, neighborhood design may incorporate lots that front, side, or back on to the open space feature provided that streets are located on a minimum of two sides of the basin, with pedestrian access routes provided to the basin's perimeter trail via a local street and/or paseo.

G. Residential lots located across the street from a park or lake basin should be oriented to face or side on to the feature where feasible to provide "eyes-on-the-park."

H. Subdivision design shall incorporate block lengths that are appropriate for the neighborhood's lot size while maintaining pedestrian and bicycle connectivity to adjacent schools, parks, and greenbelts. Longer blocks are appropriate for VLDR and LDR parcels and should generally not exceed 750 feet. Shorter blocks are appropriate for LMDR and MDR parcels and should generally not exceed 500 feet. Longer block lengths may be permitted when it is demonstrated that pedestrian/bicycle connectivity is maintained by providing visual breaks between street intersections, such as a mid-block pedestrian paseo, pocket park, elbow, or stub street.

I. Stub streets less than 150 feet in length may be utilized for minor residential streets to allow access to trails in greenbelts, open space areas, buffer corridors, parks, or landscape corridors. A rounded stub street end that allows sidewalks to connect is preferred over a square and cut-off stub street.

J. Cul-de-sacs are discouraged in neighborhood design, but limited use may be approved in response to site constraints or parcel shapes. Where adjacent to a greenbelt or open space area, cul-de-sacs should have a "live-end" design with pedestrian connections provided from a residential street to the adjacent feature.

K. Pedestrian access points from neighborhoods to trails in adjacent greenbelts, open space areas, buffer corridors, parks, or landscape corridors shall be provided at an average interval not exceeding 750 feet.

L. The interface between residential lots and the West Edge Buffer Corridor, Westside Canal, greenbelts, lake basins, and major roadways may consist of several lotting configurations including "front-on", "back-on" and "side-on" lots, as depicted in Figures 4-7 to 4-11.

M. Where located adjacent to major roadways, neighborhood design shall incorporate lots that "back-on" or "side-on" to these corridors.

N. Residential garages and individual "back-out" driveways shall only be permitted on local streets, as identified in UWSP Chapter 4, and shall be discouraged where homes are located across the street from a school site.

O. Primary neighborhood entries should provide areas to accommodate theme walls, landscaping, signage, and other features that identify the neighborhood.

P. The sizing and pattern of in-tract residential streets shall be determined with subsequent tentative subdivision maps for single-family neighborhoods, which shall illustrate how street connections are provided to adjacent residential parcels, consistent with the Conceptual Roadway Plan in UWSP Figure 4-1.

Q. Where applicable, in-tract tentative subdivision map design shall provide bike/ped connections to facilitate construction of the bikeway network illustrated on UWSP Figure 4-28.

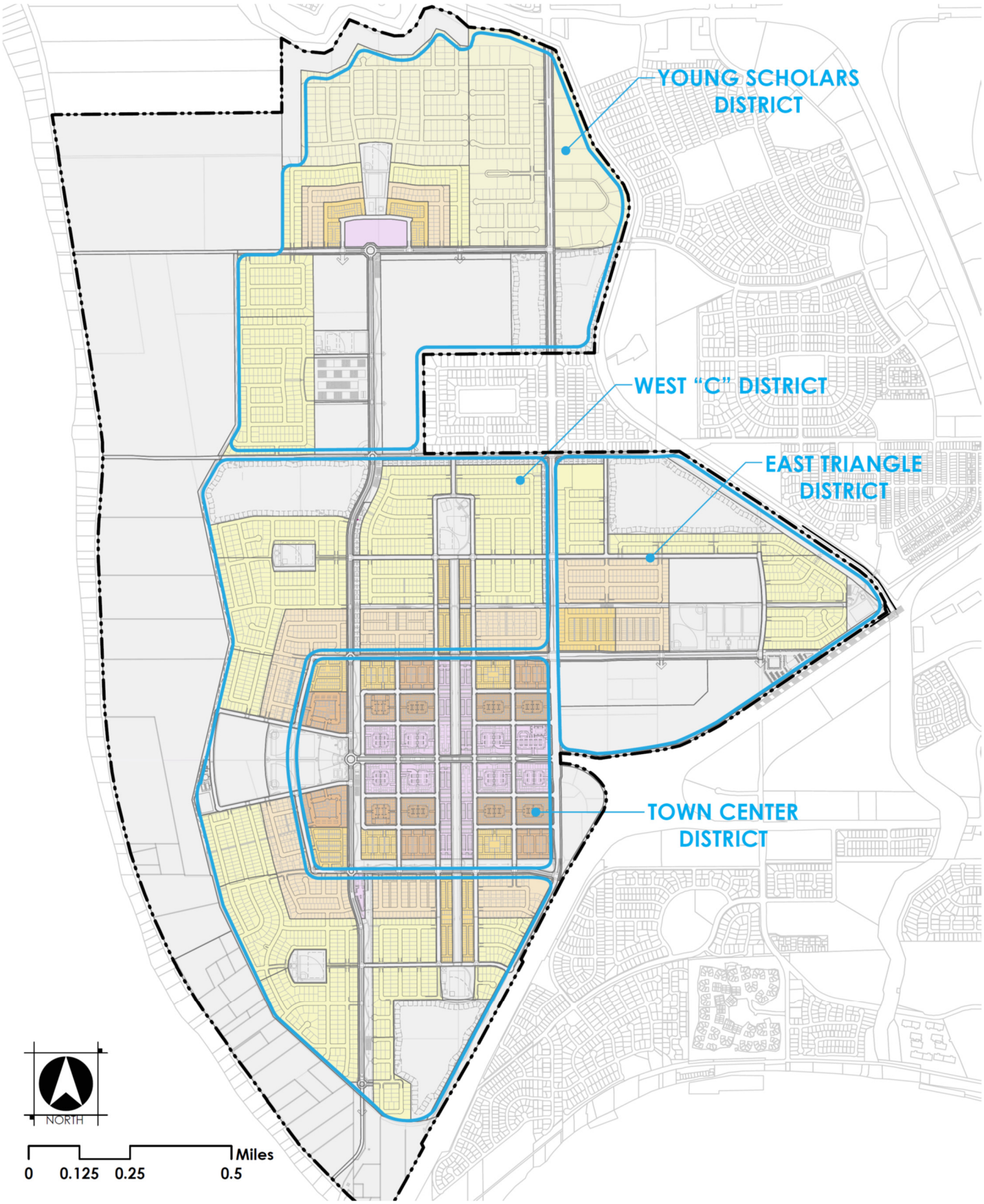


FIGURE 4-7: DEVELOPMENT AREA CONCEPTUAL LOTTING ILLUSTRATIVE

FIGURE 4-8: WEST C DISTRICT (NORTH) NEIGHBORHOOD DESIGN CONCEPT

FIGURE 4-9: WEST C DISTRICT (SOUTH) NEIGHBORHOOD DESIGN CONCEPT

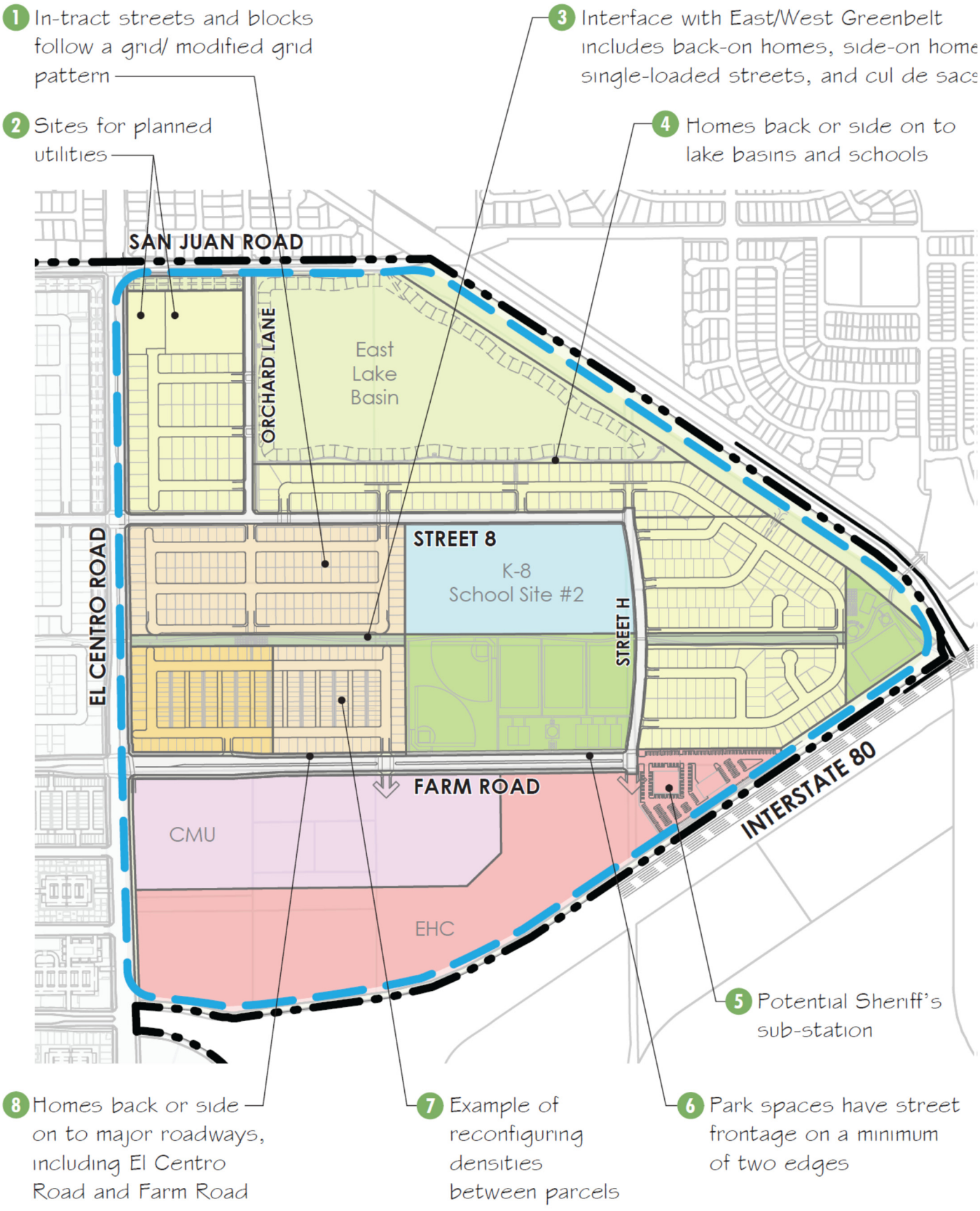


FIGURE 4-10: EAST TRIANGLE DISTRICT NEIGHBORHOOD DESIGN CONCEPT

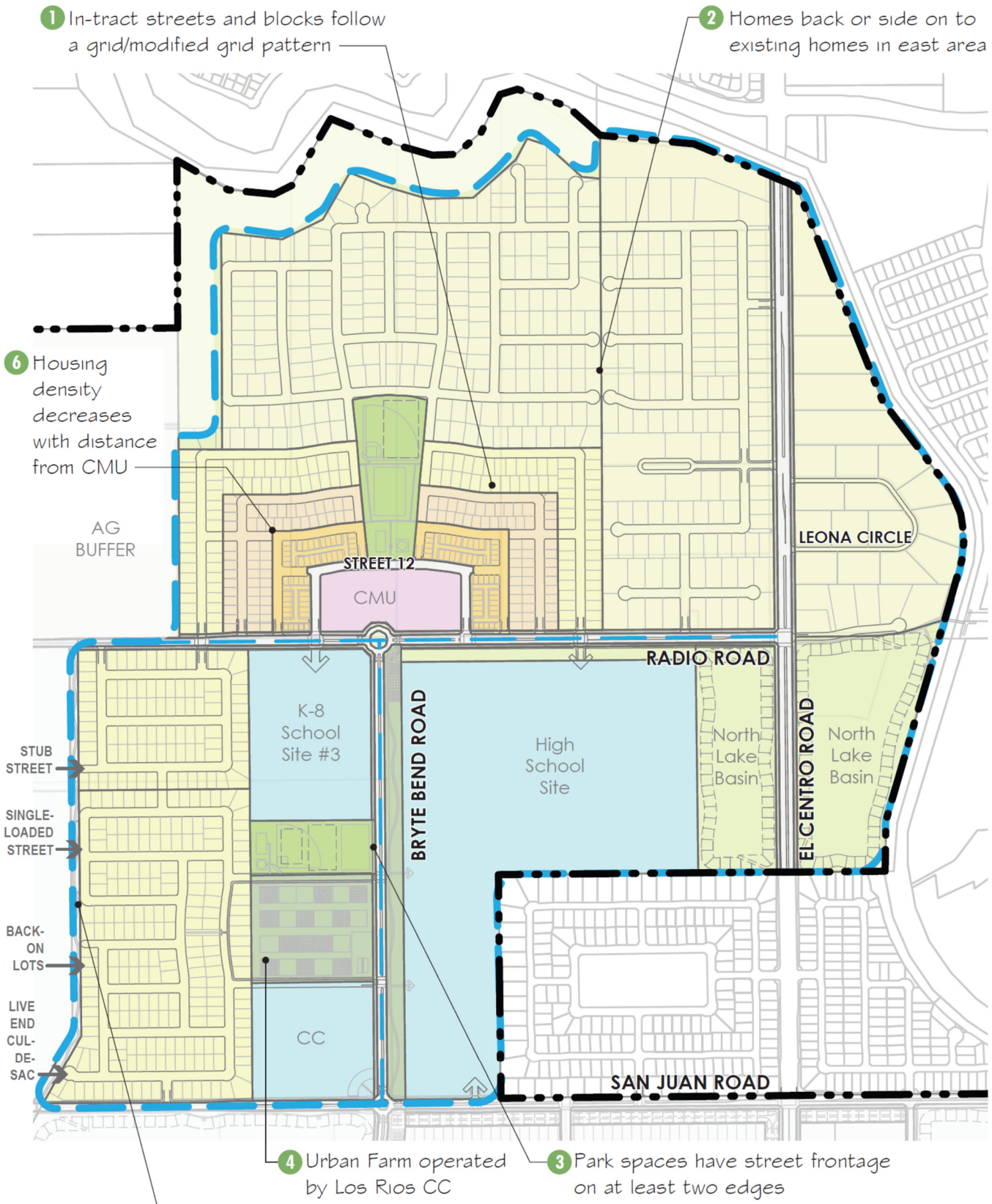


FIGURE 4-11: YOUNG SCHOLARS DISTRICT NEIGHBORHOOD DESIGN CONCEPT

4.6 RESIDENTIAL ARCHITECTURAL GUIDELINES

These guidelines are intended to provide architectural direction for single-family residential home design in the Upper Westside community. Regardless of the architectural style selected, there are several elements that must be used to guide all home designs, which include building massing, roof form, entries, colors and materials, and detailing.

These guidelines should be interpreted with flexibility, allowing home design to respond to the context of the surrounding neighborhood, lot sizes, and applicable development standards. They are not to be applied as strict standards, recognizing that there are several design options that can achieve quality architectural design. Additionally, the graphics, photos, and imagery in this section are provided to illustrate the successful application of design guidelines, and do not dictate expectations for specific styles or architectural character. Also, the guidelines in this section should be used in a manner that allow individual home design to adapt to the architectural styles outlined in section 4.6. This section addresses building architecture. For landscape architecture, residential neighborhood design is subject to applicable provisions included in the Sacramento Countywide Design Guidelines.

Traditional Spanish

Contemporary Farm House

Modern Prairie

4.6.1 General Architectural Guidelines

A. Home design should incorporate design features that are true to the selected architectural style, with doors, windows, and other design elements that appropriately reinforce its character.

B. Home design should incorporate architecturally harmonious variations in building form and massing, roof forms, colors, and materials.

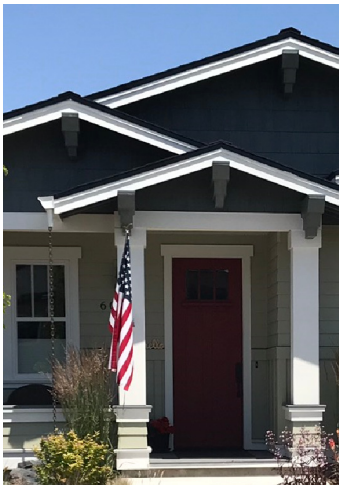
C. Materials used for siding, trim, and other exterior features should be comprised of high-quality products that appropriately reflect a home's architectural style.

D. Exposed metals used for doors, windows, screens, roofs, and other detail elements should be anodized in a color or consist of a factory finished color.

E. Each subdivision shall include a variety of home designs and should include of a minimum of four (4) floor plans and two (2) different architectural stylistic elevations of each.

Exterior shape and massing of home articulated with projecting and recessed wall planes, detailing, and roof forms

Architectural enhancements incorporated on elevations adjacent to public streets



Roof forms are appropriate to a home's architectural style and visually divide its massing into smaller building modules

4.6.2 Massing & Articulation

A. Home massing should have variations in its height, bulk, and shape, and articulated with varied setbacks and offset wall planes, in order to create massing breaks and provide visual relief.

B. Single and multiple-story elements should be integrated into homes to create a visually interesting streetscape backdrop.

C. Roof overhangs, balconies, and other architectural projections should be used to add interest to building shapes, particularly a home's front elevation.

D. When multiple elevations of the same floor plan occur in sequence along a streetscape, individual home designs should incorporate variations in their building massing to avoid visual repetition and homogeny.

4.6.3 Homes on Street Corners

A. Homes located at street corners should include architectural design features on all street-facing elevations to reinforce a home's architectural harmony and visual quality.

B. To avoid monotony, all elevations (front, side, or rear) facing public streets, parks, or open spaces shall be treated architecturally to provide varied rooflines and elevations, enhanced articulation, corner glazing, color, and material accents.

4.6.4 Roofs Forms & Materials

A. Roof forms should be varied throughout neighborhoods, specific and appropriate to each home's architectural style, with changes in massing, pitch, direction, color, and material.

B. Ridge lines and fascia should incorporate varied heights that give roof forms visual interest.

C. Roof materials should have a substantial, three-dimensional definition that creates deep shadow lines along roof planes.

D. Roof colors should be harmonious to each home's color palette.

E. As is appropriate to a home's architectural style, roof design should incorporate a number of different roof forms, planes, ridge heights, and design features that break up the building form and roof massing into smaller modules and enhance a home's architectural quality.

4.6.5 Front Entries

A. A home's primary entrance should be oriented to the front/street side of the house, a side street on corner units, and/or a paseo, greenbelt, or open space corridor where applicable.

B. As appropriate to the selected architectural style, entries should be accented by the building's architecture and incorporate elements such as canopies, porches, stoops, porticos, roof forms, trellises or other architectural features that visually define the front door's location from the street.

C. Courtyards or plazas should be used to create transitional spaces between the "private" and "public" realms to provide a balanced sense of security and privacy.

D. Where included in home design, secondary building entries may face parking areas, internal open space, or other uses.

Front entries incorporate roof forms, porticos, or other architectural features that clearly define location of home's front door from street

4.6.6 Porches, Balconies & Front Yard Living Space

A. Front porches or balconies should be designed in a manner that is consistent with a home's architectural style.

B. Where provided, porches should have a 6-foot minimum depth to allow space for the entry or door, seating, side tables, potted plants, or other decorations.

C. Front-yard living spaces, such as patios, courtyards, and/or second floor balconies, should be integrated into home design or be designed as visually compatible independent spaces.

D. Low walls, fences, or hedges may be utilized to demarcate an outdoor living space to create a visual separation between the public and private realm. These spaces may have open or gated entries.

E. Wrap-around porches should be considered in home design on corner lots.

Porch depth provides space for outdoor furniture and seating

Balconies are architecturally-integrated into home design and are sized to provide functional outdoor living spaces

Garage door design replicates the home's architectural style

Garage plane recessed from home's porch and living space

Second-floor ADU integral to home's architecture and massing

4.6.7 Garage Orientation & Design

A. Garages should be well-integrated into a home's architectural design in a manner that minimizes its visual prominence at the street edge.

B. Garages should utilize detailing and trim elements that are appropriate to a home's design, and may include features such as windows, hinge plates, or decorative trellises.

C. Garage doors should be recessed at least 6-inches from a front wall plane to create shadow lines.

D. Multi-panel, roll-up garage doors should be utilized to accommodate driveway parking.

E. Garages should be set back a minimum of 2-feet from the front elevation of a home or porch to reduce their visual prominence and may be more aggressively pushed back, or even detached and located to the rear of lot, and/or accessed via a side driveway.

F. Windows should be utilized on side walls of garages where facing public streets to avoid large, blank walls.

4.6.8 Accessory Dwelling Units (ADUs) Above Garages

A. ADUs should be designed as an integral component of a home's architectural style, utilizing a consistent palette of colors, materials, and detailing.

B. Access to ADUs should be provided via paved walkways or stepping stones from the front or side of a lot, or from an alley when at the rear of a lot.

4.6.9 Window Treatments

A. Window forms, mullions, and architectural enhancements should be designed to reinforce a home's architectural style.

B. Windows should include trim elements that are appropriate to a home's architecture, which enhance their appearance and provide shadow relief along building elevations.

C. Window glass should be clear with no glazing. If glazing is used, it should consist of a lightly-tinted, non-reflective material that reduces glare.

D. Decorative trim elements on windows should be incorporated on all building elevations, including the sides and rear of homes, especially for homes on corner lots and/or along park or greenbelt parcels.

E. Transom or clerestory windows should be considered as an element to break up large wall planes, if appropriate to a home's architecture.

F. Windows frames should consist of an anodized, painted aluminum, vinyl, or wood finish, with a color that is harmonious with a home's architecture and color palette.


Multiple windows clustered together into single form with unifying trim and color palette appropriate to home style


Window forms, mullions, and architectural enhancements designed to reinforce home's architecture

4.6.10 Colors, Materials & Finishes

A. Colors and materials should be appropriate for each home's architectural style and should consist of high albedo coatings that reflect solar heat gain.

B. As appropriate to a selected style, accent materials such as brick, stone, shingles, or wood siding should be incorporated into home design to punctuate architectural features, such as entryways, support columns, porches, etc.

C. Exterior color palettes should visually articulate a home's exterior form and highlight architectural features such as porches, support posts, fascia, trim, and other design details.

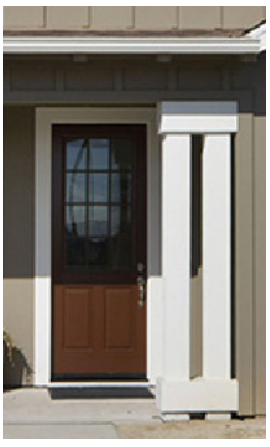
D. Exterior materials, windows, and finishes should not be reflective.

E. Material changes should be incorporated in a logical, architecturally-appropriate manner, including building elements where wall planes intersect at a reverse corner or at a return on a side-wall. Unless a material is being used to create a column at a building corner, side-wall returns should be at least 3-feet.

F. Decorative accent materials such as stone, brick, and wood shingles, should wrap columns in their entirety.


Exterior siding, trim, and colors selected for consistency with home's selected architectural style





Features such as support columns for roof overhangs and porches incorporate materials and forms that reinforce home's architecture

4.7 ARCHITECTURAL STYLES

4.7.1 Overview

The purpose of this sub-section is to encourage a variety of architectural styles for home design in the Upper Westside community. Several architectural styles that have a historical basis within the region have been selected, which are intended to be adapted to provide diversity and individuality for each neighborhood, while maintaining an overall consistent character for the community. Home builders should incorporate a minimum of two (2) distinct architectural styles within each subdivision to help create housing style diversity as required by Section 4.6.1 herein.

The selected architectural styles include the following, but design variations that are consistent with a style's key tenets are encouraged to create visual diversity:

- English Revival/Country French
- Farmhouse
- Craftsman Bungalow
- Craftsman Foursquare
- Spanish
- California Contemporary
- Modern

A variety of these styles should be mixed to create diverse residential neighborhoods. Architectural design should be honest and appropriate for each selected style, in both a historical representation or modern adaptation. Architecture should also maintain the overall theme with regard to massing, form, and detail. The intent is that the UWSP will develop into a distinguishable and recognizable community within the Sacramento Region.

4.7.2 Application of Styles

The architectural styles illustrated in this section should be used with the guidelines in sub-section 4.6 to guide home design. While home design should be as authentic to the selected style as possible, each style should be interpreted with flexibility to allow current adaptations of traditional vernaculars. Architects and designers are encouraged to exercise creativity and individual expression in conceiving and interpreting architectural form.

To that end, these architectural guidelines are not to be applied as strict standards. Instead, they should be interpreted with flexibility, recognizing that there are several design solutions that can achieve the spirit and intent of each illustrated architectural style.

In addition, the imagery contained in this section is conceptual, intended to inspire quality home design that evokes the architectural integrity of each style, both in a traditional or modern expression. Photos of existing homes are intended to illustrate the historical basis for a diverse range of architectural styles found in some of the region's most well-regarded residential neighborhoods.

Within this context, the visual examples provided herein should be used to provide developers, home builders, and Sacramento County staff an inspirational vision of the design quality expected as the community builds out.

4.7.3 English Revival/Country French

The English Revival and "Cottage" style of architecture emerged in the Home & Garden Movement of the 1920s and 30s. It has roots in traditional English Tudor or Normandy styles of architecture, but has evolved over time. Current styles have been adapted and shifted away from being constructed almost entirely with Cotswald stone or brick walls, and slate or thatch roofs, toward the use of stucco and limited use half timbers, and use of stone or brick as an accent, typically at the ground level. Cottage Style architecture is common within Sacramento's Park Neighborhoods.

English Revival/Country French Style Elements:

Massing: Building shapes are simple, 1 story, 1½ or 2 story, often with second-floor rooms cantilevered a few feet beyond the first floor with exposed joist ends. Second floor windows often interrupt eave lines. Derivatives of the Normandy style sometimes include a round turret as a feature.

Roofs: Roof forms consist of steeply pitched gable and hip roofs. Sometimes curved or shed roofs are utilized over arched front doorways or porches. Porches are encouraged, but are not a commonly used element. Roof material is typically a dark colored synthetic wood shake, concrete tile, or dimensional asphalt composition shingle.

Walls & Color: Smooth or imperfect smooth stucco, with light-colored earth tones, exposed half-timber truss work and window trim painted a darker earth tone color. "Normandy" cottage styles sometimes utilize light pastel colors with light colored window trim. Brick or stone is typically utilized to highlight the footing or foundation line, or portions of a building, such as the first floor, landscape walls, or walkways. A mix of brick patterns is common, and brick or stone are also commonly utilized for chimneys that are topped with flue pipes or decorative metalwork. In some cases brick walls are painted.

Windows: Multi-pane casement windows or double-hung sash, trimmed with wood sills, lintels, and oftentimes shutters. A common detail is a projecting bay window with a metal roof. Sometimes diamond shaped leaded glass windows, or small square or round accent windows, are used as accent features.

Doors & Details: Heavy wood front doors with a small window opening, which are typically deeply recessed within an arched opening. Wrought iron is often utilized for door latches, hinges, lamps, and details. Flower boxes are sometimes utilized under windows. Porches are supported by thick wood columns, with brackets under beams.


Historical Tudor style


Shutters & details employ modern expression


Steeply pitched roof forms

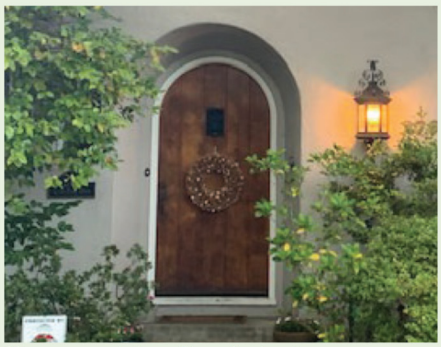
Modern adaptation of Tudor style


Normandy adaptation with turret


Roof forms & bay window employ Tudor style


Brick window surround


Two-story bay window


Heavy wood door & arched entry


Modern expression of Tudor cottage


Garage door consistent with Tudor style


Normandy front courtyard

FIGURE 4-12: IMAGERY OF ENGLISH REVIVAL/COUNTRY FRENCH ARCHITECTURAL STYLE

4.7.4 Farmhouse

The "Farmhouse" style migrated from the Midwest to California in the early 1890's, and is most commonly found in the foothills and pasture lands of Northern California. Early homes had predominantly board and batten wood siding and gable roofs, with shed roofs over porches, and sometimes wrapping verandas added over time. Wood lap siding was also often utilized. Roofs were typically asphalt composition shingles, sometimes wood shake, and often tin metal roofs were utilized on porches or verandas. Easy to handle materials and speed of construction were perhaps factors in how homes were built. The Farmhouse style is not found very frequently in Sacramento's older Park neighborhoods, but it is found in many communities and on the farmlands throughout the region, including modern-day adaptations in new communities. Newer architectural adaptations sometimes blend both the farmhouse and craftsman styles.

Farmhouse Style Elements:

Massing: Simple 1 story and 2 story shapes, although adapted styles have elements that project forward. Homes often have an additive, "built over time" appearance.

Roofs: Gently sloped gable roofs and occasionally hip or shed roofs, particularly when utilized to cover a porch or veranda. Roof material is typically dark colored dimensional asphalt composition shingle (dark gray, dark brown, sometimes dark green) synthetic wood shake, or dark concrete tile. Metal roofs are often utilized over porches.

Walls & Color: Wood board and batten siding is a common element, sometimes lap siding, although adapted styles also utilize stucco. Brick or stone, or painted brick, is sometimes utilized to highlight the foundation line. Often painted off-white or light earth tones. Sometimes painted light pastel colors with white trim.

Windows: Typically utilized multi-pane double-hung sash windows, trimmed with wood sill, lintel and often trimmed with shutter.

Doors & Details: Painted wood front doors, often with windows or sidelight windows, typically protected by a porch or veranda, supported by heavy wood columns with wood bracing under the cross beam. Louvered attic vents.


Porch-forward home design


Shed roof & lighting accents above window


Simple roof forms


Board & batten siding


Cottage adaptation of Farmhouse style


Modern expression of Farmhouse style


Multi-pane double-hung windows


Tin-roofed porch


Simple, 1 & 2-story building forms


Porch sized to accommodate furniture


Garage door follows Farmhouse style


Natural wood-colored door & window shutters

FIGURE 4-13: IMAGERY OF FARMHOUSE ARCHITECTURAL STYLE

4.7.5 Craftsman Bungalow

Craftsman architecture emerged in the early 1900's and was carried forward by the Arts & Crafts Movement. There are four basic derivatives of the Craftsman Style including Bungalow, the Foursquare, Mission Revival, and Prairie. The first two derivatives have been widely utilized and adapted in Sacramento's older Park Neighborhoods, while examples of the Prairie style popularized by Frank Lloyd Wright are difficult to find.

The Bungalow style commonly utilizes gentle to moderate roof pitches, and includes a generous front porch and windows to allow residents to enjoy the cooling Delta Breezes during summer months. These homes proudly display wood working details (e.g. exposed and custom cut rafter tails, roof eave brackets, broad tapered wood columns, railings, and shingle siding). The Craftsman era is valued for not only for the wood detailing on the exterior of the home, but the wood work in the interior of the home, wood trim around windows and doors, wood paneled walls, and wood coffered ceilings. In Sacramento, new homes have trended toward less wood siding on the exterior in favor of stucco, due to the impact of the hot summer sun on wood exteriors and the maintenance required.

Craftsman Bungalow Style Elements:

Massing: Bungalows are often 1½ story, but also 1 or 2 story, and range from simple shapes to more complicated combinations of shapes. A porch or veranda at the front of the house is a very common element to allow an outdoor space and the potential for interaction with neighbors.

Roofs: Gentle to moderately pitched gable roofs, with generous eave overhangs, supported by extended purlins and wood brackets or rafter tails. Roof material often consists of a dimensional asphalt composition shingle. Smaller bungalows often orient the roof pitch toward the street and extend over a deep-set front porch, and the roof plane is interrupted with shed and sometimes gable dormers to provide natural light to second floor areas. Front facing gable roofs are also utilized. Decorative rafter tails are often a key element.

Windows: Typically, double hung sash windows, with multi-pane glass on all or upper portion of windows. Shutters are not often utilized, given the objective to open the windows frequently to allow ventilation and cooling breeze.

Porches: Front porches are large and integrated into a home's building form and roof structure and are typically elevated several steps up from the sidewalk, creating a comfortable and defensible space for outdoor seating. They function as outdoor living spaces that are connected to a home's interior living space. Roof elements are supported by broad boxed and tapered wood columns, or sometimes multiple heavy wood columns, sitting on a brick, stone base, or stucco base. Front porch railings are often arranged or cut in decorative patterns to demonstrate wood working skills.

Walls & Color: Often second floor walls are shingled while first floor walls have lap siding. New homes may utilize wood siding as an accent on front elevations while favoring stucco on first floor, sides and rear elevations of the home. Walls typically painted medium to dark earth tone colors or pastels, while wood trim around windows, doors, porch columns and railings is painted a light color or white to highlight and draw attention to this detailing.

Doors & Details: Decorative lattice work high in the eave is often utilized for attic vents. Roof and eaves are extended over garage doors, and second floor elements draw visual attention, reducing the appearance of garage doors. Wood siding terminates into a home's inside corner, or wraps outside corners by a minimum of 3 feet. Stone or brick materials are often used at the foundation line or as a base supporting broad boxed or tapered wood columns.


Wood and brick exterior siding and details


Low-pitched roof forms and wide eaves


Front-facing gable roof forms with brackets


Exposed rafters and decorative brackets


Low-pitched roof forms and wide eaves


Modern expression of Craftsman style


Historical 1½-story bungalow


Wrapping veranda & tapered columns


Porch design consistent with Craftsman style


Modern adaptation of style


Double-hung windows with multi-plane glass


Broad tapered wood columns

FIGURE 4-14: IMAGERY OF CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE

4.7.6 Craftsman Foursquare

As described for the Craftsman Bungalow, the Craftsman Foursquare is one of several derivatives of the Craftsman style and it found its way to California and Sacramento perhaps earlier than the Bungalow style. The "foursquare" name is attributed to the basic design approach of a simple, four-sided square building mass, often with four main rooms on the first floor and four main rooms on the second floor. The homes were then articulated with porches, room "pop-outs," railings, dormers, and other detailing.

The Foursquare style commonly utilizes gentle roof pitches and includes a generous front porch with windows that allows residents to enjoy the cooling Delta Breezes during summer months. The Craftsman era is valued not only for the wood detailing on the exterior of the home, but for the wood work in the interior of the home. This includes wood trim around windows and doors, wood paneled walls, and wood coffered ceilings. In Sacramento, new homes generally trend toward less wood siding on the exterior in favor of stucco due to the impact of the hot summer sun on wood exteriors and the degree of maintenance required.

Craftsman Foursquare Style Elements:

Massing: Foursquare homes are typically simple, two-story boxes with large front porches or verandas, and other front elevation treatment to provide interest. Historic homes occasionally extend the front veranda over a side driveway to provide a sheltered loading area. A roof dormer with windows or venting is typically included on top of the home, adding to the appearance of the front elevation.

Roofs: Gently pitched, hip roofs, and sometimes gable roofs, with generous eave overhangs, sometimes with extended rafters, purlins, or brackets. Often eaves are boxed in or enclosed down to the window line. A hip or flat roof extends over the front porch to provide interest. Roof material often consists of a dimensional asphalt composition shingle.

Windows: Typically, double hung sash windows, with multi-pane glass on upper portions of the windows. Shutters are not often utilized, given the objective to open the windows frequently to allow ventilation and cooling breezes. Windows and wood trim work are often painted white.

Porches: Front porches extend outward from home's primary building form and are typically elevated several steps up from the sidewalk. Roof forms repeat the style of the home and are supported by decorative columns.

Walls & Color: Exterior walls are commonly stucco or wood lap, and in some cases, brick. Walls are typically painted light to medium earth tone colors, or light pastels, with wood trim around windows, doors, porch columns and railings to highlight and draw attention to wood detailing.

Doors & Details: The front porch roof is supported by broad boxed wood columns, or sometimes broad tapered wood columns, sitting on a brick, stone, or stucco base. Front porches are typically elevated several steps up from the sidewalk, creating a shady, comfortable and defensible space for outdoor seating. Roofs and eaves are typically boxed and extended over the perimeter walls of the home. In some cases, porches extend over driveways to provide a protected loading area or porte cochere.

Broad-box wood columns support porch roof

Veranda and side driveway pass-through

Modern interpretation of style

Double-hung windows with multi-plane glass

Wood lap siding on exterior

Porches extend from wall of home

Gently-pitched gable and hip roof forms

Adaptation with brick exterior siding

Adaptation with stucco exterior

FIGURE 4-15: IMAGERY OF CRAFTSMAN FOURSQUARE ARCHITECTURAL STYLE

4.7.7 Spanish (Monterey, Hacienda, & Mediterranean)

Spanish styles are practical given the long, hot summers of Sacramento. Historic buildings have thick adobe brick walls providing thermal mass, and white-wash coatings providing high albedo to reflect solar heat gain. The use of half-round red clay roof tiles allows for air flow and ventilation. The style has been widely adapted to current residential housing design and modernized to utilize wood-frame construction methods, with stucco and s-tile roofing. In the Sacramento region, there are many derivatives of Spanish style architecture, including adaptions of Monterey found along the central coast, the Hacienda or ranch style found in inland areas, and Mediterranean styles that employ more color.

Spanish Style Elements:

Massing: Building shapes are often simple, 1 story and 2 story shapes.

- Monterey style homes often include a cantilevered second floor balcony with wood railings, supported by timber joists, or sometimes by wood columns.
- Hacienda styles tend to be mostly 1-story, with an L-shaped building and covered walkways and low walls encompassing a landscaped front courtyard.
- Mediterranean styles sometimes utilize a round turret as an accent element at the front of the home.

Roofs: Gently pitched gable and hip roofs. Sometimes simple shed roofs are utilized over arched front doorways or front porches, or to provide a covered arcade or walkway around the side of a courtyard. A single roof material is typically utilized for a particular home, but may consist of s-shaped or u-shaped clay or concrete tile. Tiles are often utilized as a decorative accent for vents on walls under eaves, or as a screen.

Walls: Smooth or imperfect smooth stucco walls that are typically light-colored earth tones, with exposed half-timber truss work, and window trim painted a darker earth tone color. Stucco is typically utilized to the footing or foundation line. Chimney caps are often topped with flue pipes or clay tile.

Windows: Typically, multi-pane casement windows, sometimes double-hung sash, trimmed with wood sills and lintels, and often framed with shutters.

Doors & Details: Heavy wood front doors are typically recessed within an arched opening, common to the historical adobe brick type construction. Porches are supported by thick wood columns, with brackets under beams, or with stucco columns. Wrought iron is often utilized for door latches, hinges, lamps, and details, or as a decorative element under roof eaves.

Historically-based Spanish styles


Modern adaptation of Spanish style


Balcony over porch


Stucco exterior with light earth tone


Garage door recessed from front wall plane


Arched entry and window forms

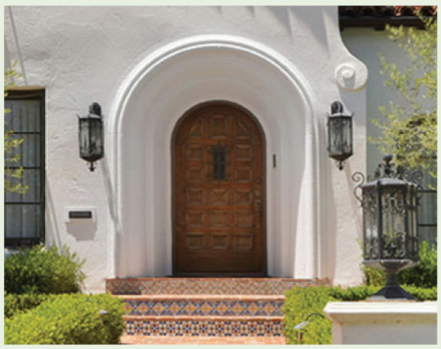

Thick wood beams support porch & balcony


Contemporary expression of Spanish style


Wrought-iron decorative details


S-shaped clay or concrete roof tile


Covered entry and front courtyard


Heavy wood door recessed in arched opening


Multi-paned windows and decorative chimney

FIGURE 4-16: IMAGERY OF SPANISH ARCHITECTURAL STYLE

4.7.8 California Contemporary

The Contemporary style of architecture is reflective of current design trends seen throughout the Sacramento region and Northern California. It represents a range of present-day building styles. And the style continues to evolve as architects introduce new and innovative design ideas into the region's residential architecture.

Contemporary design is inspired by both historic and modern-day architecture, with design cues originating from established styles, but with adaptations to recognizable characteristics. The resulting style is unique and varied, yet composed with architectural integrity.

California Contemporary Style Elements:

Massing: Building shapes are relatively simple, with 1 and 2-story building elements articulated into smaller forms. Porches or entrance porticos are common, which typically extend into a front yard space forward of the garage door plane. Different building forms are often accented with a change in wall color or exterior material to give architectural significance to selected building forms.

Roofs: Roof forms generally consist of gently-sloped gable and hip forms, which are sometimes mixed in a single home design. Porches and dormers may incorporate shed roof forms, sometimes with a different roof material from the main body of the home. Roof materials may consist of concrete tile or dimensional asphalt composition shingle, generally in a dark to medium-dark color (e.g. gray, brown).

Walls & Color: Stucco is the predominant exterior wall material, accented with other types of architectural cladding, such as brick, stone, wood, and metal at the foundation line or around front entries. Contemporary interpretations of historically based architectural styles may include a mix of materials that reflect innovative ideas and design trends, and are selected for compatibility with the home's individual color palette. Three to four exterior colors and/or textures are often embedded in home design, with variations incorporated to highlight smaller building forms and architectural features such as fascia, window trim, posts, rafter tails, etc.

Windows: Multi-pane casement windows or double-hung sash windows are typical, enhanced with full trim surrounds, or with sills and lintels. Sometimes shutters are incorporated into window design where appropriate to provide additional architectural detail and texture.

Doors & Details: Painted wood front doors, sometimes with windows or sidelights, typically protected by a porch or portico. A variety of accent features are incorporated, reflective of a home's design inspiration. This can include exposed rafter tails, eave brackets, columns, wood posts, horizontal wall bands, flower boxes, and similar architectural enhancements.


Home articulated into multiple building forms


Accent material wraps entire building form


Color and siding variations articulate facade


Color strengthens architectural features


Composed of varied and compatible textures


Alternative garage configuration


Building projection above garage


Entry reinforced with stone columns & portico


Building & window forms create design theme


Well-composed color and material changes


Garage door reinforces architectural style


Varied roof forms and material application

FIGURE 4-17: IMAGERY OF CALIFORNIA CONTEMPORARY ARCHITECTURAL STYLE

4.7.9 Modern Style

Modern styles of architecture have evolved from the Streamline, Depression Modern, and Prairie Style Movements of the 1920's. This includes the Bauhaus architectural style that emerged from Europe, Mid-Century Modern homes of the 1960's, and modern styles utilized today. A modern style of architecture is generally more common with higher density attached residential housing, but may be utilized for single-family detached housing types planned for the VLDR, LDR, LMDR, and MDR parcels located in the residential districts surrounding the Town Center.

Modern Style Elements:

Massing: Modern residential buildings are simple and boxy shapes, but include skillful articulation of the front and other elevations, to provide projections or recessions, and to create visual interest. Building forms that are deeply pushed back or pulled forward from the front wall plane can be used to create balconies and other interesting elements.

Roofs: Typically, flat roofs with a parapet that is utilized to screen the visibility of rooftop equipment (e.g. vents, AC units, roof-top solar PV panels) from the surrounding streets. Roof top patios and gardens can be provided.

Walls: Smooth, or imperfect smooth, stucco walls that are typically light-colored earth tones, with brighter colors sometimes used to help articulate an elevation. Wood, metal, or brick siding is often utilized as an accent material to differentiate units.

Windows: High-quality metal windows are encouraged, and often casement are utilized to provide for ventilation. Usually windows are recessed into the front elevation to provide articulation and depth, and anodized or painted a color to highlight the frame work.

Doors & Details: Wood, steel, and/or glass front doors are typically recessed to allow some shelter from the elements. Flat, metal awnings are commonly utilized to shade windows and provide shelter at the front door. Metal railings are sometimes utilized to define front porch areas and balconies.


Wood, metal & brick siding


Simple building form


Gently sloped and flat roof forms


Deep porches & balconies


Streamline Modern


Mix of modern building elements


Exterior materials employ Modern style


Garage door design reinforces Modern style


Modern adaptation of Farmhouse style


Modern adaptation of Prairie style


Contemporary adaptation of Modern style


Contemporary adaptation of Modern style

FIGURE 4-18: IMAGERY OF MODERN ARCHITECTURAL STYLE

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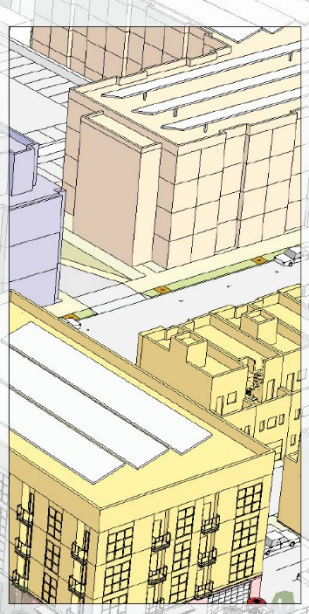
CHAPTER 5
COMMERCIAL DEVELOPMENT



Inside this Chapter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5.1 OVERVIEW & INTENT

This chapter provides design guidance for the non-residential land uses located outside of the Town Center District, including the Employment Highway Commercial (EHC) and Commercial Mixed Use (CMU) areas located in the East Triangle District, and the CMU site located in the Young Scholars District. The intent is to create opportunities for commercial and office developments that complement the services envisioned for the Town Center District, but in proximity to the community's outer neighborhoods. Non-residential parcels subject to the standards and guidelines in this chapter are identified on Figure 5-1.

The standards and guidelines provided in this chapter provide additional definition beyond the policies contained within the UWSP and the general guidance outlined in Chapter 4.0, Commercial Design Guidelines, and Chapter 5.0, Office, Business Park, Institutional, and Industrial Development Design Guidelines, of the Sacramento Countywide Design Guidelines (SCDGs). The SCDGs provide guidance for the relationships of buildings to public streets, site design, landscaping, architecture, signage, and other elements affecting project design. The appropriate sections of the Sacramento Countywide Design Guidelines should be used in conjunction with this chapter to guide the design of development projects for non-residential uses located outside of the Town Center District.

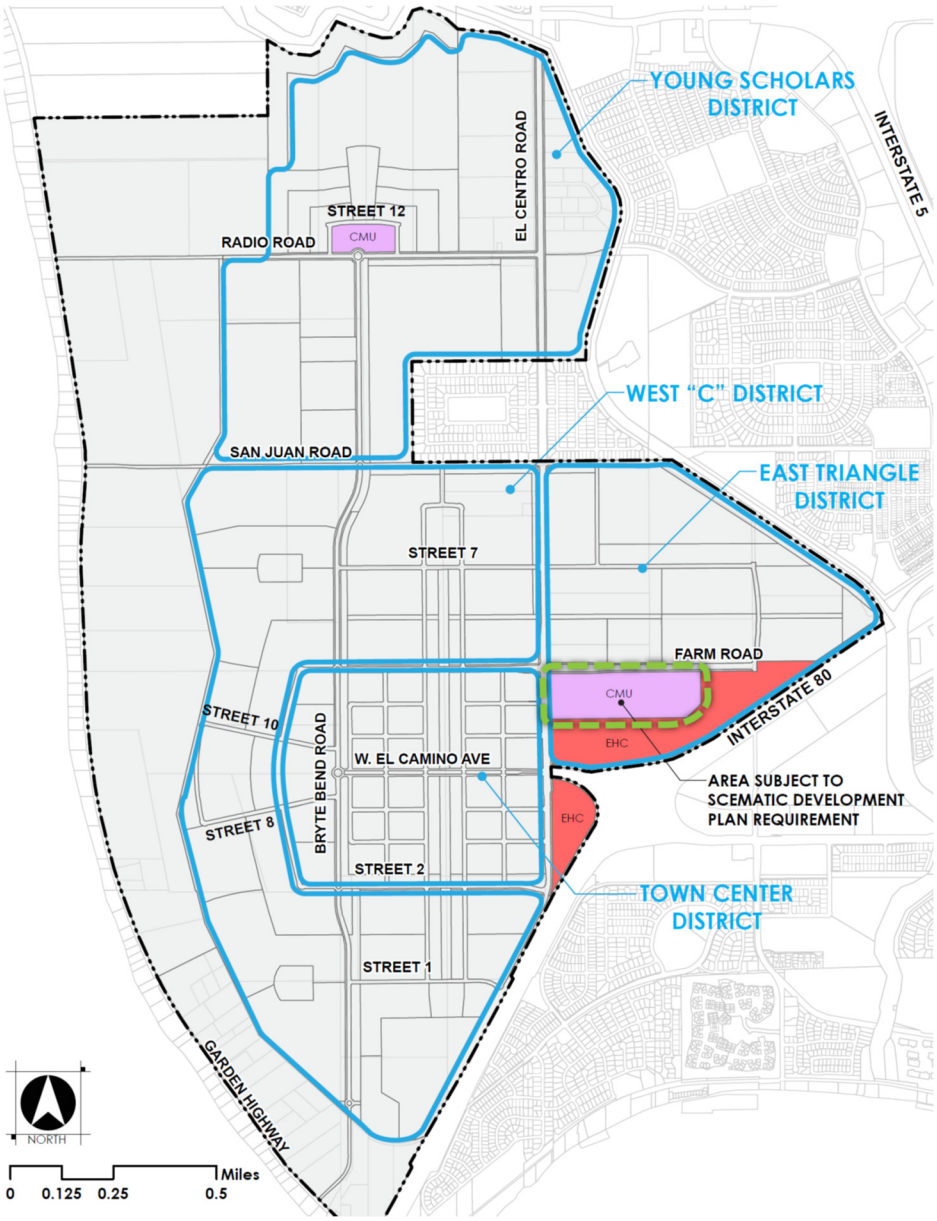

FIGURE 5-1: NON-RESIDENTIAL PARCELS OUTSIDE TOWN CENTER

5.2 DESIGN OBJECTIVES

Non-residential uses in the East Triangle and Young Scholars Districts support a mixture of commercial and office uses that augment those provided in the Town Center. In the East Triangle District, CMU and EHC uses are intended to be auto-oriented, providing goods and services that benefit from proximity to I-80 and El Centro Road. In the Young Scholars District, CMU uses are intended to provide goods and services within a walkable distance from the District's residential neighborhoods. In both districts, CMU uses also support high-density housing that places a residential population in proximity to commercial uses.

To implement this intent, the design and development of EHC and/or CMU uses in the East Triangle and Young Scholars Districts shall be guided by the following objectives:

- To establish an area for highway-oriented commercial uses within the East Triangle District that support commercial and employment uses that benefit from proximity to I-80 and El Centro Road.
- To create a synergy of commercial and office uses, supported by high-density residential uses, in the East Triangle District's CMU parcels, that facilitates walkability from nearby residential neighborhoods.
- To incorporate urban sidewalks into street design with sufficient width for street trees, pedestrian movement, and seating, display areas, stoops, and/or porches.
- To create an urban environment by orienting buildings to public street frontages and focusing parking lots to block interiors.
- To incorporate a mix of residential and non-residential uses with a development intensity that results in a "24-hour" population in the District.
- To create a small, centralized CMU "Village Center" in the Young Scholars District that provides a mixed-use environment for surrounding single-family residential neighborhoods.
- To establish compact, urban residential neighborhoods that extend outward from the Young Scholar District's CMU node.

5.3 SCHEMATIC PLAN REQUIREMENT FOR CMU PARCELS IN EAST TRIANGLE DISTRICT

Concurrent with processing of the first lot division(s) or development entitlements for CMU uses in the East Triangle District, a Schematic Plan shall be prepared pursuant to the provisions in UWSP Section 8.4. The intent is for the Schematic Plan to establish the framework for subsequent CMU development projects by illustrating the preliminary layout for site design including drive aisles/circulation paths, parking areas and access points, and building footprints, including stories and square footage assumptions. This approach allows subsequent development projects to be phased over time, provided they are consistent with an approved Schematic Plan. A Schematic Plan must be secured prior to initiating development of CMU parcels.

The Schematic Plan shall demonstrate consistency with the design objectives outlined in Section 5.2 and the design intent for CMU parcels expressed in Sub-section 5.5.1 herein. The schematic plan shall also demonstrate consistency with Chapter 4, Commercial Design Guidelines, and Section 7.4.1, Village Center/ Mixed Use Districts, of the Sacramento Countywide Design Guidelines.

Refer to UWSP Section 8.3 for details regarding the process to effectuate development entitlements. Refer to UWSP Section 8.4 for details regarding the two-stage process for Schematic Plan preparation, including its required content and information, and subsequent development applications/construction drawings.

5.4 PERMITTED USES & DEVELOPMENT STANDARDS

The Upper Westside DS&DGs establish the permitted uses and development standards for development projects on EHC and CMU parcels located outside of the Town Center District, as identified on Figure 5-1. These zoning-type regulations build upon those outlined in the Sacramento County Zoning Code (SCZC), but have been customized to ensure that the Upper Westside's commercial parcels in the East Triangle and Young Scholars Districts build out as envisioned.

5.4.1 Permitted Uses

Allowable uses and permit requirements for each land use are outlined in Table 5-1, with corresponding development standards outlined in Table 5-2. Any use type that is not listed in the DS&DGs shall not be permitted, except that, pursuant to Section 3.2.4 of the County Zoning Code, the Planning Director shall have the authority to allow uses that are not listed if they are deemed consistent with the intent of a land use designation. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination. Definitions for each use type and allowable accessory uses are as specified in Section 7.3 of the Sacramento County Zoning Code.

TABLE 5-1: NON-RESIDENTIAL PERMITTED USES OUTSIDE TOWN CENTER

USE, SERVICE OR FACILITY	LAND USE DESIGNATION		USE [8, 9] STANDARD
	CMU	EHC	
Agricultural Uses			
Agricultural Supplies and Services	P		
Urban Agricultural Stand	TUZ	TUZ	3.4.7
Small Wineries/Specialty and Craft Breweries [1]	P	P	3.4.8
Water Impoundment, Constructed Lake/Pond	P	P	3.4.11
Residential Uses			
Dwelling, Multiple Family	P	P	3.5.1.C
Dwelling, Single-Family Attached	P	P	3.5.1.D
Residential Care Home	P	P	
Condominium Conversions	UPP	UPP	3.5.1.J
Boarding House	UPZ	UPZ	
Emergency Shelter		P	3.5.2.A
Single Room Occupancy Unit		P	3.5.2.C
Public, Civic & Educational Uses			
Places of Worship or Other Religious Institution	P	P	
Private Social Center, Social Club, Fraternal Hall/Lodge	P	P	
Art Gallery, Art Studio	P	P	
School, Private	UPZ	UPZ	3.6.2.A
Government and Local Agency Buildings & Uses	P	P	3.6.3.A
Community Garden	P	P	3.6.4.B
Public Park	P	P	

USE, SERVICE OR FACILITY	LAND USE DESIGNATION		USE [8, 9] STANDARD
	CMU	EHC	
Market Garden [2]	UPM	UPM	3.6.4.B
Ambulance Service		P	
Adult Day Care Center	P	P	
Child Day Care Center	P	P	
Congregate Care Facility	P	P	
Hospital	UPP	UPP	
Hospital, Convalescent	UPP	UPP	
Psychiatric Facility		UPP	
Social Rehabilitation Center	UPP	UPP	
Major Utility	P	P	3.6.6.A
Minor Utility	P	P	3.6.6.B
Ancillary Solar Energy Facilities (rooftop or above parking)	UPM	UPM	3.6.6.C
Wireless Communication Facilities (WCF)	UPZ	UPZ	3.6.7.A.1
Small Cell WCF - Attached	P	P	3.6.7.A.2
Small Cell WCF - Tower	UPM	UPM	3.6.7.A.2
Eligible Facility WCF	P	P	3.6.7.A.3
Commercial Uses			
Animal Grooming, Short-Term Boarding	P	P	
Kennel, Cattery, Small Animal Boarding and Training	UPZ	UPZ	3.7.2.A.1
Veterinarian Animal Hospital	P	P	
General Business Services	P	P	3.7.2.B.1
Business Services, Intensive	UPZ	UPM	3.7.2.B.2
General Personal Services	P	P	3.7.2.C.1
Beauty or Barber Shop, Spa	P	P	3.7.2.C.2
Driving Instruction	P	P	
Fortune Teller	UPP	UPP	
Funeral Establishment (Does not include a crematory)	UPP	P	
Massage	UPM	UPM	3.7.2.C.4
Self-Service Laundromat	P	P	
Tattoo Shop	UPP	UPZ	
Tanning	UPZ	UPM	
General Repair Services	P	P	
Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools)		P	
Bar/Tavern (No Minimum Required Setback from Residential Uses) [7]	UPP	UPP	3.7.3.C

USE, SERVICE OR FACILITY	LAND USE DESIGNATION		USE [8, 9] STANDARD
	CMU	EHC	
Catering Service [7]	P	P	
Restaurant, Carry-out/Drive-through/Sit-down [3, 7]	P	P	3.7.3.A
On-Sale Alcoholic Beverages	UPM	UPM	3.7.3.B
General Recreation Facility, Indoor [4]	P	P	3.7.4.A
General Recreation Facility, Outdoor	UPZ	UPZ	3.7.4.B
Arcade, Electronic, Video Game, or Computer Gaming Center	UPZ	UPZ	3.7.4.D
Card Room	UPP	UPP	
Dancing in a Bar or Restaurant, Incidental	UPZ	UPZ	3.7.4.E
Live/Motion Picture Theater / Performing Arts Center	UPZ	P	
Nightclub, Dance Club or Hall	UPZ	UPZ	
Internet Cafe [7]	P	P	3.7.4.G
Hookah/Smoking/Vape Lounges (No Minimum Required Separation from Residential Uses)	UPZ	UPZ	3.7.1.B
Event Center/Reception Hall [7]	P	P	3.7.4.H
General Financial Institutions	P	P	3.7.5.A
Payday Loan, Check Cashing (No Minimum Required Separation from Residential Uses)	UPZ	UPM	3.7.1.B
Bed and Breakfast Inn [7]		UPZ	3.7.6.A
Hotel, Motel [7]	P	UPM	
Resort [7]	UPP	UPP	
Office Use, General	P	P	
Laboratory-Medical, Dental, or Optical	P	P	3.7.7.B
General Retail Sales (Up to 49,999 SF)	P	P	
General Retail Sales (50,000 – 350,000 sq. ft.)		P	
General Retail Sales (>350,000 sq. ft.)		UPP	
Neighborhood Convenience Store, Food Markets (Up to 6,000 SF and No Minimum Required Setback from Residential Uses) [5, 7]	P	P	3.7.8.A
Food Production and Wholesales	UPZ	P	
Liquor Store	P	P	
Pawn Shop (No Minimum Required Separation from Residential Uses)		UPM	3.7.1.B
Thrift/Consignment (No Minimum Required Separation from Residential Uses)		UPM	3.7.1.B
Smoke Shop (No Minimum Required Separation from Residential Uses)		UPM	3.7.1.B
Public Auction, Flea Market		UPP	
Wholesale, not otherwise listed		P	
Nursery		P	

USE, SERVICE OR FACILITY	LAND USE DESIGNATION		USE [8, 9] STANDARD
	CMU	EHC	
Armored Car Service		UPM	3.7.9.A
Auto Sales, New and Used		UPP	3.7.9.B
Auto Service Station [6]	UPZ	UPZ	3.7.9.C
Auto Broker	UPZ	P	3.7.9.D
Automobile Lease or Rental, Limousine Service	UPZ	P	
Automobile Repair, Major		P	3.7.9.E
Automobile Repair, Minor	UPZ	P	3.7.9.E
Automobile Wash Facilities		UPZ	3.7.9.I
Equipment Rental		UPZ	3.7.9.F
Parking Lot or Garage	P	P	3.7.9.G
Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service	UPZ	UPZ	
Storage of Operable Boats, RVs, or Vehicles and Auto Wholesale		UPP	3.7.9.J
Towing Service (office only)		P	
Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, or Service		UPZ	3.7.9.H
Utility Truck and Trailer Rent, Sales, or Services		UPP	
Vehicle Auction		UPP	
Boat Sales and Rental		UPZ	
Industrial Uses			
Assembly, Manufacturing, and Processing, Light – Indoor		UPM	3.8.2.B
Laboratory		P	
Service Yard, Workshop		P	3.8.2.F
Household Moving, Storage Service		UPZ	3.8.3.A
Storage, Mini		UPZ	3.8.3.B
Warehousing		UPP	3.8.3.E
Bus Depot		UPP	3.8.4.B
Convenience Recycling Facilities	P	P	3.8.5.D
Accessory Uses			
Coin Operated Dispenser or Amusement	P-A	P-A	3.9.3.A
Home Occupation	P-A	P-A	3.9.3.F
Residential Swimming Pools and Spa Equipment	P-A	P-A	3.9.3.Q
Incidental Office/Retail Sales	P-A	P-A	
Outdoor Comfort Features	P-A	P-A	3.9.3.J
Loading Dock (screened from public right-of-way and no minimum	P-A	P-A	3.9.3.W

USE, SERVICE OR FACILITY	LAND USE DESIGNATION		USE [8, 9] STANDARD
	CMU	EHC	
required setback from residential uses)			
Snack Bar	P-A	P-A	
Live/Work Unit	P-A	P-A	3.9.3.Z
Electric Vehicle (EV) Charging Station	P-A	P-A	
Short Term Rental	P-A		3.9.3.AA
Temporary Uses			
Farmers Market	P-T	P-T	
Community Stand	P-T	P-T	3.10.3.B
Promotional Display	P-T	P-T	3.10.3.C
Seasonal Display	P-T	P-T	3.10.3.D
Temporary Concession/Table Stand	P-T	P-T	3.10.3.E
Temporary Construction Buildings	P-T	P-T	3.10.3.F

Notes:

1. Required to include sales and a tasting room or restaurant
2. Up to one acre in size is permitted. Between one and three acres in size, permitted in zones other than residential and recreation, these zones require a UPM. Over three acres in size permitted in the industrial zones; requires a UPM in agricultural-residential, mixed use, and commercial zones; requires a Conditional Use Permit in residential and recreation zones.
3. For drive-through restaurants, see Allowed Accessory Uses in Table 3.2 of the Sacramento County Zoning Code.
4. In the LC and GC zoning districts, indoor recreational facilities exceeding a 300-person capacity shall require a Conditional Use Permit by the Zoning Administrator. Indoor shooting ranges, regardless of size, shall require a Conditional Use Permit by the Zoning Administrator
5. Extended hours require a Use Permit to the Planning Commission. See Section 3.7.8.A of the Sacramento County Zoning Code for details.
6. Development and/or renovation of this use type may require electric vehicle fast charging station(s) to meet requirements of County's Climate Action Plan.
7. Businesses that utilize single-use food service ware and accessories are subject to additional requirements as identified in County's Climate Action Plan.
8. For each permitted use, service, or facility, refer to the corresponding section of the Sacramento County Zoning Code for specific requirements. Where the requirements of a Use Standard conflict with a Use Type's reviewing authority or other standards and guidelines contained herein, the provisions of these DS&DGs shall prevail.
9. All new land uses shall comply with Mitigation Measure AQ-4a relative to siting strategies to reduce air pollution exposure.

Key to Allowable Use Abbreviations:

P = Permitted Primary Use
UPZ = Conditional Use Permit by the Zoning Administrator
TUZ = Temporary Use Permit by the Zoning Administrator
P-T = Permitted Temporary Use Allowed by Right
UPM= Minor Use Permit
UPP= Conditional Use Permit by the Planning Commission
P-A = Permitted Accessory Use
<blank> = Not Permitted

5.4.2 Development Standards

When applications or building plans are submitted for non-residential development projects located outside of the Town Center District (on parcels identified on Figure 5-1), they must comply with the development standards outlined in Table 5-2. These development standards replace those outlined in the Sacramento County Zoning Code (SCZC)for comparable CMC or GC zoning districts, and where conflicts occur, the provisions of these DS&DGs shall prevail. However, where this document is silent, standards in the SCZC shall prevail, including other applicable development regulations that are not addressed in these DS&DGs (e.g. lighting & signage).

TABLE 5-2: NON-RESIDENTIAL DEVELOPMENT STANDARDS OUTSIDE TOWN CENTER

STANDARD	LAND USE	
	CMU	EHC
Permitted Zoning Districts		
Base zoning districts available for each land use designation, as modified herein	CMC[1]	GC
Density/Floor Area Ratio Range[1]		
Residential dwelling units/acre (du/ac): "Commercial" Floor Area Ratio (FAR) Range:	30-100 du/ac 0.02-2.0 FAR.	N/A 0.05-2.0 FAR
Allocated Density/FAR:	39.2 du/ac 0.60 FAR	0.40 FAR
Lot Size Standards [2]		
Lot Size, Width, & Depth:	No min.	No min.
Lot Coverage:	100%	100%
Minimum Setback Requirements (measured from back of sidewalk on Public Street) [2]		
Front (subject to UBC/Fire Code):	0'	0'
Side or Rear (subject to UBC/Fire Code):	0'	0'
Encroachments over Public Sidewalk (Awnings, Bay Windows, Signs, etc.) [4]		
Front (max.):	3'	3'
Vertical Clearance (min. above sidewalk):	8' clear	8' clear
Building Height [2, 5]		
Building Height (min.-max.):	15'-75'	15'-75'
Stories (min-max.):	1-6 stories	1-6 stories
Parking [2]		
Automobile & Bicycle Spaces (min.)	Per SCZC Section 5.9, with reductions allowed per Section 5.9.5.C	
Minimum Landscaping Requirements		
Landscape Coverage: [2]	10% [3]	10%
Street Tree Spacing (feet on-center avg.):	30'	30'
Trash/Recycling Enclosures and Loading Docks [2]		
Trash Enclosures, Loading Docks, & Service Areas:	No min. setback required. Shall be screened within building or masonry enclosure and shall comply with Noise Ordinance, per SCZC Section 5.5.	

Notes:

1. The du/ac and FAR factors for EHC and CMU allows a broad range, and does not limit the upper range because multi-story residential or office buildings, or other commercial uses because they could be located on a small parcel. Average project-wide FAR for CMU is 0.30 and for EHC is 0.20. Densities and FAR to be calculated on a "net" basis, as outlined in UWSP Section 3.3.1.
2. A Special Development Permit may be approved to modify standards herein, which result in quality design consistent with this chapter.
3. Landscape coverage calculation may include private front or rear yard areas, hardscape plazas, private interior pool or recreation areas, rooftop decks, landscaped water quality basins, or similar in order to achieve an attractive design within an urban context.
4. Subject to Building Permits and Inspection's review and approval when encroaching into PUE.
5. Implement standards for bird-safe buildings as required by Mitigation Measure BR-12.

5.5 DEVELOPMENT FRAMEWORK

5.5.1 Design Intent

Young Scholars District CMU: A small ±6.4-acre CMU parcel is located north of the intersection of Radio Road and Bryte Bend Road. It is intended to provide a small Village Center Mixed-Use area for the surrounding single-family residential neighborhoods to the north and the educational uses located to the south. This site provides an opportunity for very high-density residential uses and should utilize an urban architectural vernacular similar to the Town Center District's CMU parcels. This site is likely to be predominantly residential and could provide workforce housing (i.e., attached rental housing for young professionals) in close proximity to planned schools in the Young Scholars District. Uses may be horizontally mixed with commercial buildings separate from residential buildings, or they may be vertically integrated. This site is located approximately 1.3 miles from the Town Center District and should be secondary to the West El Camino Avenue "main street" located with the heart of Town Center District. Anticipated uses could include a small convenience store or a small grocery or market, a deli, café, restaurants, professional offices, retail services, or similar use types. Fast food restaurants are acceptable uses, but drive-through services should not be allowed.

Interchange EHC/CMU: A site designated for ±25.5 acres of CMU uses and several sites designated for ±52.9 acres of EHC uses are planned at the West El Camino Avenue and I-80 interchange, to the east of El Centro Road and south of Farm Road. Many of the parcels in this location are currently developed with highway-oriented commercial uses, but these sites have been allocated a development holding capacity so they can be redeveloped in the future. The EHC and CMU designations are intended to allow a high degree of flexibility. These sites are anticipated to attract commercial and employment uses that can benefit from freeway exposure and access. They provide space for a mid-rise corporate office campus, multi-tenant offices, hotels, restaurants, entertainment uses, a supermarket, fast food restaurants with drive-through windows, or a large format retail store. The uses on the 25.6-acre CMU site may be horizontally mixed with commercial buildings separate from apartments, or vertically integrated with residential above ground floor commercial.

5.5.2 General Standards & Guidelines

A. Mixed-use and non-residential development projects in the Young Scholars and East Triangle Districts shall achieve the design intent expressed in Sub-section 5.5.1 to ensure that building forms and the mix of uses are provided as envisioned.

B. Specific Plan parcels greater than 10 acres shall be designed comprehensively to create a campus-like environment, with buildings organized around central gathering spaces and pedestrian corridors.

C. To ensure that CMU and EHC uses build out as envisioned, development projects are subject to the requirements outlined in Chapter 7.0, New Communities Design Guidelines, of the Sacramento Countywide Design Guidelines in addition to the provisions contained in this chapter.

D. Development of corporate office campuses should incorporate shared, semi-private outdoor spaces that foster social gatherings and interaction.

E. Site design for commercial developments shall incorporate outdoor spaces for seating, dining, and gathering, which are oriented to pedestrian corridors that link commercial buildings.

F. Storefronts and windows of large-format retail stores should be oriented to Farm Road, CMU parcels, and internal streets. Rear elevations of buildings and truck service areas should be oriented toward I-80 freeway.

G. Development projects shall incorporate well-defined pedestrian corridors with sidewalks and pathways that enhance walkability, which provide sufficient width for trees, pedestrian movement, seating, display areas, gathering spaces, and dining areas.

H. Conventional commercial centers on CMU-designated parcels should incorporate mixed-use elements, with automobile-oriented buildings and pedestrian corridors that support all modes of mobility.

I. Where multi-family residential buildings on a Specific Plan parcel are inward facing, they should be oriented toward a common green space or paseo with sidewalks that provide pedestrian connections between building entries and public streets.

J. Parking structures should be located away from Farm Road to the extent practical, or screened from view with landscaping, or sited on the interior of a development project or towards I-80.

K. Building massing and window treatments should be articulated to create visual interest, incorporating deep recesses or "push-backs" for ground-level storefront glass or for upper balconies above. Large, singular, unarticulated monolithic surfaces, with flush windows for an entire building elevation, shall be avoided.

L. Building massing and articulation should be reinforced with subtle changes in color and materials in a way that complements its overall form and design, while accentuating key architectural features.

M. Contemporary or modern styles of architecture are preferred over traditional or historically based styles. Buildings should be articulated to reduce their mass should utilize recessed windows, changes in parapet height, variations in building planes, exterior finishes, materials, and decorative architectural features.

N. Development projects shall be consistent with Section 4.0, Commercial Design Guidelines, of the County's adopted Countywide Design Guidelines.

EHC – Office & Commercial Examples

The form and massing of buildings may incorporate a variety of shapes, but a basic box is usually defined by the ability to subdivide a building's interior for multiple tenants. Buildings may be rectangular, trapezoidal, "L"-shaped, or even curved, but should include a central lobby space with stairs, elevators, restrooms, and utility rooms. Tenants can lease an entire building, half a floor, or a hallway can be built down the center of the building to allow division into small offices. Parking structures can be utilized to increase density.

Corporate campus environment with multiple office buildings, outdoor pedestrian plazas, and/or gathering spaces

Buildings designed with a contemporary or modern architecture that reinforces community design theme

Conventional commercial centers incorporate mixed use elements, with auto-oriented buildings and well-defined pedestrian corridors

Shared, semi-private outdoor spaces for local workforce to gather

FIGURE 5-2: EHC OFFICE & COMMERCIAL BUILDING EXAMPLES

CMU Examples

Commercial mixed-use developments outside of the Town Center have excellent visibility to arterial roadways or the I-80 corridor. With convenient access from El Centro Road via West El Camino Avenue, these sites can develop with both automobile and pedestrian-oriented mixed-use centers.

Site design for commercial developments may vary, but CMU parcels are sized to accommodate "lifestyle" or "power" centers, with uses mixed vertically or horizontally, and with auto-oriented streets and clearly-defined pedestrian corridors.

Commercial buildings incorporate seating areas for outdoor dining and gathering

Commercial centers designed to accommodate convenient access for both automobiles and pedestrians

Commercial buildings sited to create "lifestyle" centers with pedestrian promenades separated from drive aisles and parking areas

Office or residential uses located above retail spaces in a mixed-use setting, with buildings oriented towards public streets

FIGURE 5-3: COMMERCIAL MIXED-USE EXAMPLES