

CHAPTER 5: DEVELOPMENT STANDARDS

5.1. INTRODUCTION

5.1.1. Purpose

Chapter 5 describes the development standards applicable for all land use zoning districts in the unincorporated area of Sacramento County. These standards are established to preserve or enhance the urban design character of the community. They define the relationship of buildings and structures to the lot, street, parking, existing site and neighborhood context while considering the human interaction and use.

The development standards contained in this chapter seek to promote coordinated, sound development, effective use of land, and high quality site planning that considers the unique character and context of each unincorporated community and implements the goals and policies of the 2030 General Plan. These standards also seek to encourage innovation in development and renewal to provide quality communities that meet anticipated demands for housing, services, employment, and industry; while allowing a variety of approaches to design that preserves or establishes a sense of place for each community, but does so in a healthy, safe and sustainable manner.



Decisions on how and where to build homes, businesses, shopping, parks, schools all have significant impacts on human health and the natural environment. Mixed land uses (job/housing/retail proximity), community connectivity, and active transportation choices all promote and increase walking and physical activity. By incorporating Active

Design, identified by the above icon, and other design considerations into the built environment, physical activity and improved health can be achieved. Utilizing Crime Prevention through Environmental Design (CPTED) strategies can also enhance the urban design character by discouraging crime and an enhanced sense of community safety. The County Design Guidelines seek to promote quality designs that reflect the community character and among other things promotes public health, safety, and livability through design of the built environment. Active Designs and CPTED strategies are discussed further in the County's Design Guidelines.

Due to the wide range of communities in unincorporated Sacramento County, concepts of community character and context are introduced in this chapter to balance the need to be sensitive to differences among communities, with the need for flexibility and understandable and manageable guidance for development. It is recognized that some standards will not always work for all situations. Thus, the Design Review process, required for single-family and multi-family residential and non-residential development projects, will be used to approve alternative standards or solutions that differ in some respects, but are substantially consistent with the County's development standards and design guidelines. Project applicants should consult with the County early in the design stages of the project to ensure compliance with all applicable Code requirements.

5.1.2. Chapter Format and Use of Development Standards

This chapter contains General Standards, Off-Street Parking, and Sign Regulations that are applicable to all land use zoning districts in the County; and development standards applicable to each of the land use zoning districts in the County:

- **Section 5.2 General Standards and Exceptions**
- **Section 5.3 Agricultural, Open Space, and Recreational Zoning Districts**
- **Section 5.4 Residential Zoning Districts**
- **Section 5.5 Commercial Zoning Districts**
- **Section 5.6 Industrial and Business Park Zoning Districts**
- **Section 5.7 Mixed-Use Zoning Districts**
- **Section 5.8 Institutional Uses**
- **Section 5.9 Off-Street Parking**
- **Section 5.10 Signs Regulations**

Development Standards set the specific requirements for each project or design solution. They define the dimensional requirements that apply to structures built within each of the land use zoning districts, including required lot sizes, lot coverage; setbacks; building and structure heights; and other requirements related to the building envelope, location, and configuration of buildings and structures. Development standards in this Code are structured by topic areas and ensure projects within each of the County's land use zoning districts are compatible and sensitive to the context of the existing community. To understand the complete application of all development and design requirements, the user of this code should review the development standards Section for the applicable land use zoning district of the project, including Section 5.9, "Off-Street Parking" and Section 5.10, "Sign Regulations." Additional standards apply to certain uses and in special zoning districts, as specified in Chapters 3, "Use Standards" and Chapter 4, "Special and Combining Zoning Districts." Chapter 7, "Definitions" should be consulted for the terms used in this chapter.

Development and design standards in this Code set the basic, often quantitative requirements for development that supports the goals and policies of the County's 2030 General Plan and should be referenced in conjunction with the County's Design Guidelines for expectations on the qualitative design criteria that will be used to evaluate development projects during the Design Review process. Development examples, where provided in this Code, illustrate typical or possible building types and designs that are encouraged, but are not intended to encompass all possible solutions or examples that may be permitted in the County.

5.2. GENERAL STANDARDS AND EXCEPTIONS

5.2.1. Setback Standards for all Zoning Districts

5.2.1.A. Measuring Setbacks

Street right-of-way dimensions and width are described in the adopted County Improvement Standards. Setbacks in the Zoning Code are identified and measured, based on one of two approaches, depending on whether the street right-of-way or future street right-of-way includes or does not include a Public Utilities and Public Facilities (PUPF) easement. Prior to the adoption of the revised County Improvement Standards in 2009, buildings setbacks were historically measured from the back of the sidewalk. The revised County Improvement Standards include provisions for a PUPF easement overlaying the landscape buffer and sidewalk area, where the right-of-way is now measured from the back of the curb.

The Zoning Code reflects the existence of both methods for measuring setbacks from the public street right-of-way, as indicated in the Development Standard Tables for each zoning district. Developments that acquired right-of-way prior to adoption of the 2009 Improvement Standards shall follow the standards for setbacks without a PUPF easement, using setbacks measured from the back of the sidewalk. New or recent right-of-way acquisitions with setbacks that include a PUPF easement shall be measured from the back of curb. Where there is no street right-of-way, access easement, or future street right-of-way, as identified through an official control or private road, a setback is measured from the property line.

The descriptions and accompanying diagrams that follow define the front, side, and rear yard areas and the methods for measuring setbacks.

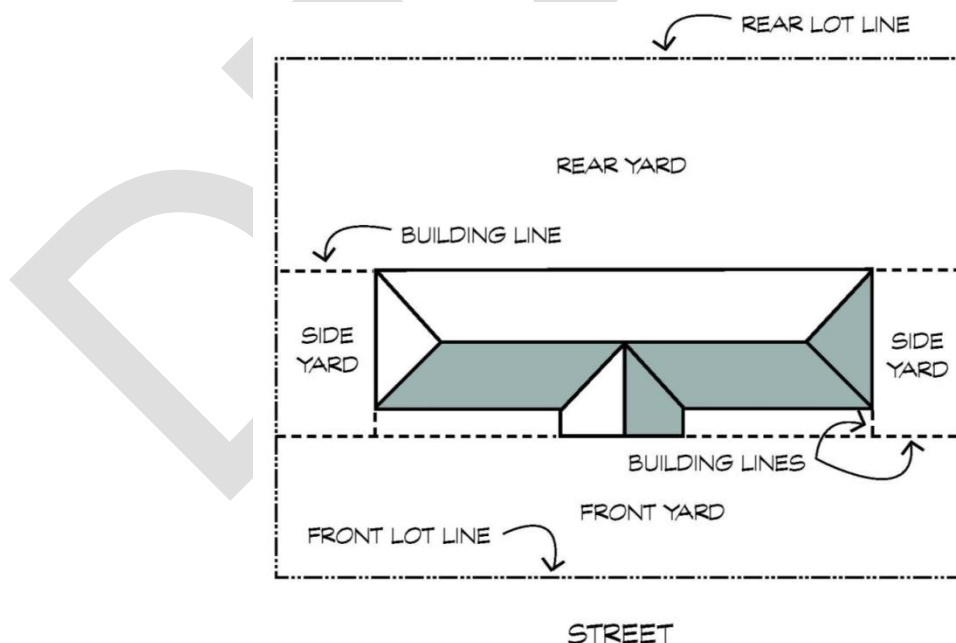


Figure 5-1: Typical Lot Identifying Yard Areas

- 1. Front Yard Setback.** The front yard setback is the depth, measured perpendicularly from the nearest point of the front lot line, at the back of the

sidewalk, to the nearest part of the main building. Where a PUPF is required, setbacks shall be measured from the back of the curb to the main building.

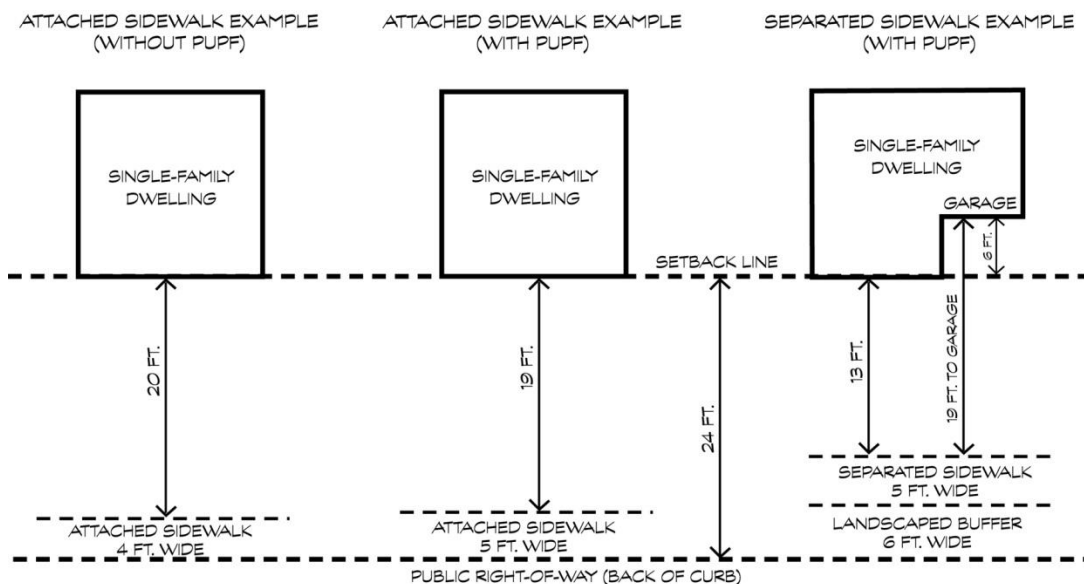


Figure 5-2: Single-Family Setback Measurement

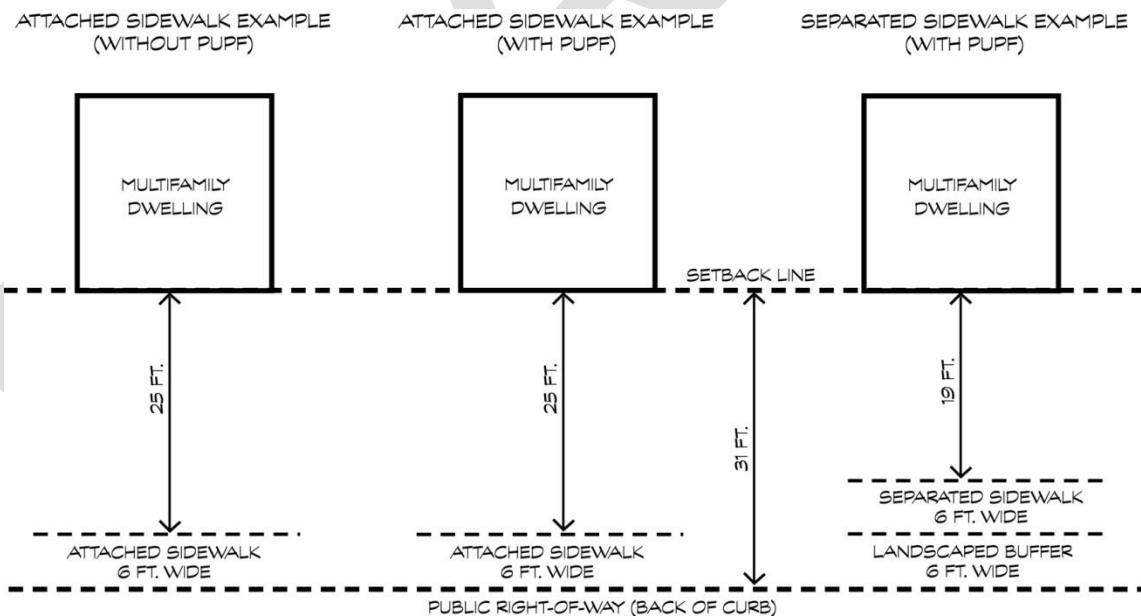


Figure 5-2: Multifamily Setback Measurement

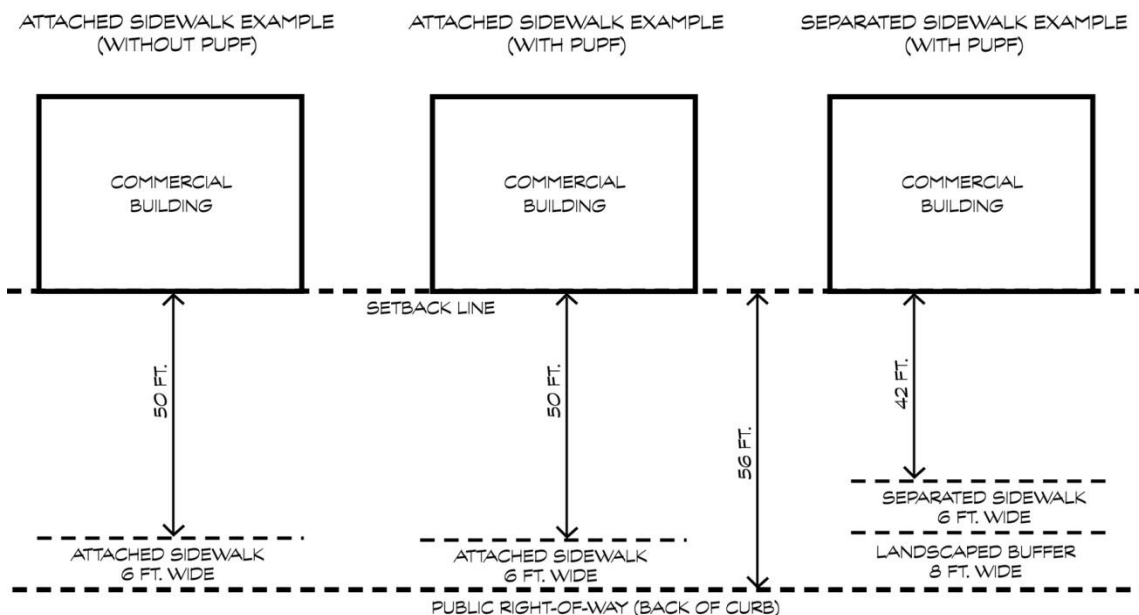


Figure 5-3: Commercial and Industrial Setback Measurement

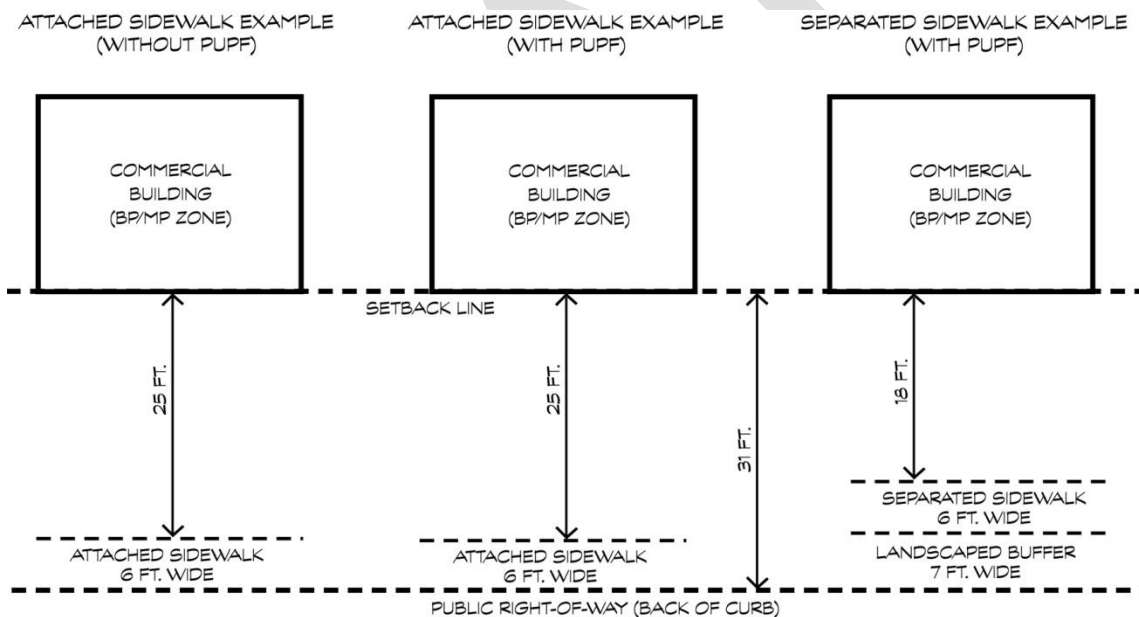


Figure 5-4: Business Professional Office (BP) and Industrial-Office Park (MP) Setback Measurement

- 2. Front Yard Setback on a Curved Street.** For lots fronting on a curved streets or the curved portion of a cul-de-sac street, the setback is measured along a chord from the center point along an arc coincidental with the edge of the street right-of-way to the nearest part of the main building (as shown in 5-6 figure). Where a PUPF is required, setbacks shall be measured from the back of the curb.

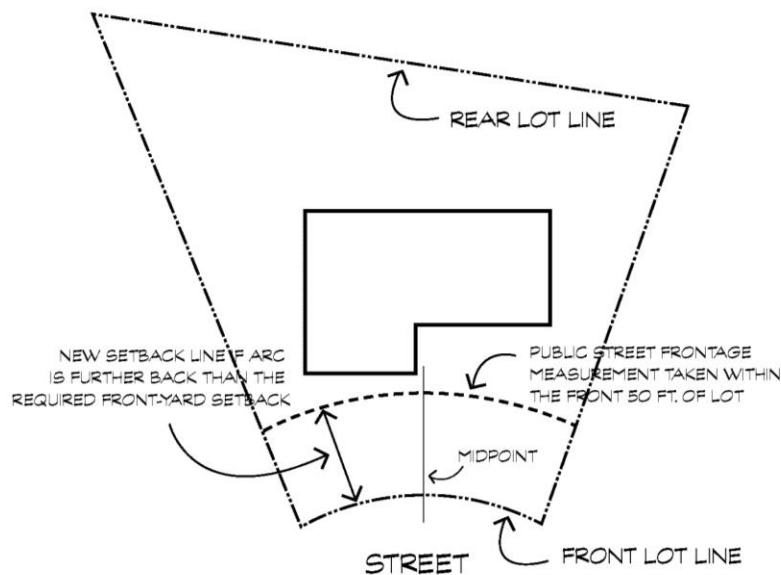


Figure 5-5: Front Yard Setback along a Curved Street

- 3. Side Yard Setback.** The side yard setback is the depth, measured perpendicularly, from the nearest point of the side lot line to the nearest part of the closest building.
- 4. Corner Street Side Yard Setback.** The corner street setback is the depth, measured horizontally, from the nearest part of the closest building to the nearest point of the side lot line at the back of the sidewalk. Where a PUPF is required, setbacks shall be measured from the main building to the street right-of-way line, at the back of curb.
- 5. Rear Yard Setback.** The rear yard setback is the depth, measured perpendicularly from the nearest point of the rear lot line to the nearest part of the main building. For irregularly shaped lots, the rear lot line is defined as the

point where the width of the lot is a minimum of 10 feet (as indicated in figure 5-6).

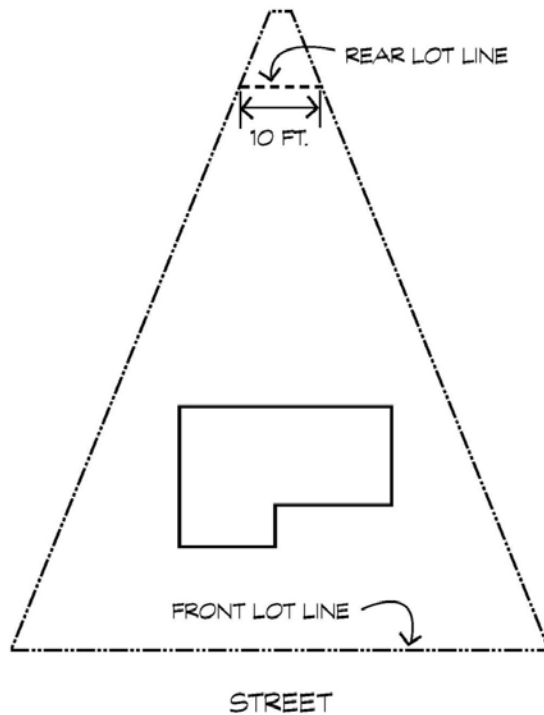


Figure 5-6: Rear Yard Setback for Irregular Shaped Lots

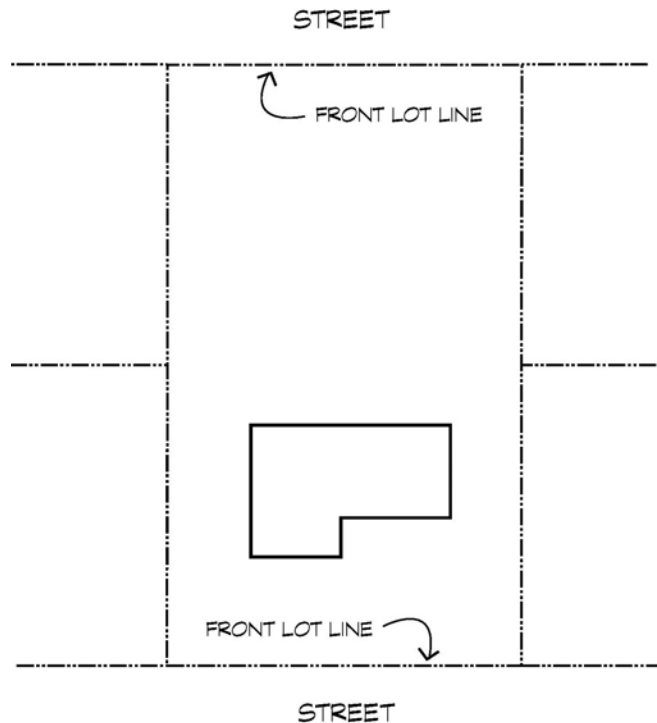


Figure 5-7: Through Lots

5.2.1.B. Through Lots

A lot having a frontage on two parallel or approximately parallel streets. In such cases, the property owner may choose which frontage will be used to define the front lot line, and thus the front yard area. The primary buildings and any accessory structures shall be constructed so as not to encroach upon the required yards of any streets. Where a lot has a depth of 125 feet or more, the lot may be treated as two (2) lots with the rear line of each approximately equidistant from the front lot lines (as shown in figure 5-7), provided that all of the yard requirements are met.

5.2.1.C. Use of Setback Areas

Except as otherwise permitted in this Code, every part of a required setback shall be open from its lowest point to the sky (refer to Section D., below, for a description of allowed encroachments into setbacks). For non-residential development, all setback areas visible from public streets and areas shall be landscaped, as required in Section 5.2.4.

5.2.1.D. Allowed Encroachments into Setbacks

Refer to the Development Standards tables, found under the applicable land use district in this chapter for allowed encroachments into setback areas. Where not otherwise provided in the Zoning Code, the following setback encroachment standards shall apply.

1. **Cornices, sills, eaves, canopies, awnings,** and similar features may encroach into any required yard area a distance not to exceed 24 inches.
2. **Window bays,** having a minimum of 50 percent glass, may encroach 24 inches into a required yard area when the finished floor of the window bay is at least 15 inches above the finished floor of the room. The roof overhang above the window bay may not encroach 24 inches into the yard area.
3. **Accessory structures** must maintain a minimum three- (3-) foot setback from property lines for any portion of the structure, including the encroachment described by this Section, except for small accessory structures or sheds as noted in Table 5.8
4. **Fire escapes, outdoor stairways, balconies, and mechanical equipment** shall not encroach more than 36 inches into a yard or court. Ordinary projections of chimneys and flues may be permitted by the Chief Building Official where the same are so placed as not to obstruct the light and ventilation.
5. Except as otherwise restricted in this code, bus shelters may be located within the front or side yard setback of any lot, provided that the shelter complies with Section 3.9.3.N.
6. **Lot Area or Setback Reduction for Dedications.** Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for **an existing or future** highway, road, drain, or other public purpose, as a result of a dedication pursuant to a result of a Rezoning, Variance, or Conditional Use Permit, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
7. **Lot Area and Width Reduction for Local Public Agency Uses.** Contemporaneously with the hearing for a Conditional Use Permit for the establishment of any buildings or grounds owned and operated by a local public agency in any agricultural zoning district, interim agricultural zoning district, or agricultural-residential zoning district, the appropriate authority may permit such uses on a lot of less area or width than required in the zoning district, provided that the area and width of the lot is:

Adequate for the proposed use and sufficient to provide the required yards, parking areas, and landscaping.

Adequate under the circumstances of the particular case to prevent the proposed use from being detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or to property and improvements in the neighborhood or to the general welfare of the County.

5.2.1.E. Accessibility Accommodations-Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act

1. During the building permit review process, staff may approve reduced setbacks for structures relating to disability access (as defined by the Federal Fair Housing

Amendments Act of 1988 and the California Fair Employment and Housing Act), such as ramps or handrails, as follows:

- a. Accessibility structures must be clearly labeled as such on building plans.
 - b. Staff may deny or approve modified reduced setbacks if it is determined that the structures can accommodate accessibility needs within or closer to standard requirements.
 - c. In no case shall reduced setbacks result in structures contrary to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.
 - d. In no case shall accessibility related structures encroach onto public utility, road, or other recorded easements.
2. Applicants are not required to provide documentation of disability nor are they required to remove the accessibility structures should an immediate need no longer be present.

5.2.1.F. Building Attachments

When the subordinate building is connected to the primary dwelling by a continuous roof structure as specified herein, it shall be considered as a portion of the primary dwelling.

1. The continuous roof structure shall consist of a design that is compatible to the primary dwelling as it relates to slope of roof, roof covering and overall appearance. The area spanned by this roof area shall be equal in width to a minimum 30 percent of the adjacent accessory building wall, with length not exceeding three (3) times its width.
2. The connecting structure may be open or enclosed. If enclosed, it may have a connecting door to the accessory building, but not necessarily to the main building.
3. When the subordinate “building” is connected to the main building by a roof structure without walls for the purpose of a pedestrian walkway except as specified herein, it shall be considered as a separate building **used for non-habitable purposes.**

5.2.2. Building Height Standards for all Zoning Districts

In addition to the height regulations in the Sections and development standard tables that follow, the uses that follow shall also be subject to the height provisions below. The height provision for buildings or structures shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet apply.

5.2.2.A. Height Limits in Aircraft Approach Zoning Districts

In any zoning district, no tree or other object of natural growth shall be allowed to grow and no building, appurtenance, tower, or other structure shall be erected or maintained to exceed the height limits developed for aircraft approach and take off areas that are designated on the Comprehensive Zoning Plan that is part of this Code.

5.2.2.B. Height Exceptions for Certain Structures

Towers, penthouses, and other roof structures for the purpose of shelter for mechanical equipment, solar panels, wind turbines, cupolas, water tanks, church steeples, carillon

towers, radio television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building, or on the ground, to a height greater than the limit otherwise established within the zoning district, or for that use, provided that no such exception shall cover at any level more than 15 percent (of the area of the lot, nor have an area at the base greater than 1,600 square feet. See Section 3.9.3.B for dish antenna regulations. All construction is subject to approval of the Chief Building Official. Signs may not be placed on such structures at any height exceeding the height of an otherwise permitted building. Fences or walls may be required and conditioned to exceed six (6) feet in height for a project, as determined by the appropriate authority hearing related planning matters on the same parcel of land.

5.2.2.C. Height Exceptions for Buildings in Residential, Commercial, and Industrial Zoning Districts

The County Planning Commission may, after reviewing development plans which address (1) glare/reflected heat; (2) energy efficiency; (3) traffic impacts; and (4) effects on adjacent parcels relating to height, scale, and mass of the proposed building; grant a Special Development Permit to allow exceptions to height if the appropriate authority finds that any adverse effects caused by the above factors have been adequately mitigated through design features incorporated into the proposed project:

1. **All Residential Land Use Zoning Districts.** Public buildings, hotels, apartment houses, schools, ~~places of worship—churches~~, hospitals, and other similar buildings may be erected to a height not to exceed 75 feet, provided that the required yards shall be increased one (1) foot for each one (1) foot of height of said building. **Multifamily Category III projects as defined in the County Design Guidelines may have unlimited height with a Special Development Permit by the Planning Commission if located within a one-quarter mile of a transit station or stop along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is either in existing service, under construction, or planned for service as identified in Regional Transit's Short-Range Transit Plan Ten Year Capital Program of Projects.** ▲
2. **All Commercial and Industrial Land Use Zoning Districts.** The number of stories and the height limits for commercial or industrial buildings, hotels and apartment buildings may be increased to a maximum of 150 feet, provided that all buildings are set back from the ultimate right-of-way line of all abutting streets and freeways a distance at least equal to the height of the building. For any residential portion of a hotel or apartment house, all required yards and courts shall be increased one (1) foot for each foot that such building exceeds 40 feet in height. In any case, the floor area to lot area ratio shall not exceed 2.5:1. **Commercial buildings located in urban areas may have unlimited height with a Special Development Permit by the Planning Commission for projects located within a one-quarter mile of a transit station or stop along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is either in existing service, under construction, or planned for service as identified in Regional Transit's Short-Range Transit Plan Ten Year Capital Program of Projects.** ▲

5.2.2.D. Height Criteria

In evaluating **Special Development Permits** for height exception requests, the appropriate authority shall consider the following factors:

1. Use of all contiguous parcels
2. Elevation of the respective parcels
3. The height and number of stories of any structures or buildings on contiguous parcels
4. The beneficial or harmful effect of the height of the building on existing terrain and vegetation
5. The opportunity for a higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas
6. The impact of the proposed structure on traffic circulation

5.2.3. Density Bonuses and Intensity Increases

In addition to the development standards and associated tables for each land use Section in this Chapter, the minimum density and intensity requirements may be increased for **the following types of projects as outlined in the following table and Section 5.2.3.A through 5.2.3.F.**

Table 5.1

Type of Increase	Maximum Increase	Approval Authority	Zoning Code Section
Density Bonuses for Affordable Housing and Child Care Facilities	35 percent	Staff level if criteria is met	Section 6.5.4
Housing Incentive Program	15 percent	Staff level if criteria is met	Section 6.5.5
Density and Intensity Increases (height increases) for Proximity to Transit or in Housing Category III projects	No upper limit on density or height	Special Development Permit by the Planning Commission; however, density bonuses are automatic when State Density and Housing Incentive Programs (HIP) are used	Section 6.4.6
Density Increase for Preservation of Environmentally Sensitive or Significant Physical Features	50 percent	Special Development Permit by the Planning Commission	Section 6.4.6.G
Density Increase for Energy Conservation Design	25 percent	Special Development Permit by the Planning Commission	Section 6.4.6.G and Section 3.6.6.C
Mobile Home Parks with single-wide mobile homes	15 percent	Special Development Permit by the Planning Commission	Section 4.5.5.B

Section 5.2.3.A. Density Bonuses for Affordable Housing and Child Care Facilities. Residential, commercial, or mixed-use projects that provide housing for very low, lower income, or senior households in accordance with the provisions in Section 6.5.4;

5.2.2.D. Height Criteria

- 5.2.3.A. Density Bonuses for Affordable Housing and Child Care Facilities.** Residential, commercial, or mixed-use projects that provide housing for very low, lower income, or senior households in accordance with the provisions in Section 6.5.4;
- 5.2.3.B. Housing Incentive Program.** Residential, commercial, or mixed-use projects of five (5) units or more on property zoned RD-20 or greater that provide housing opportunities for individuals with special needs in accordance with the provisions and procedures in the County's Housing Incentive Program (HIP), described in Section 6.5.5;
- 5.2.3.C. Density and Intensity Increases for Proximity to Transit or in Housing Category III Projects.** Transit-supportive projects or uses located within a one-quarter ($\frac{1}{4}$) mile of a transit station or stop along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is either in existing service, under construction, or planned for service as identified in Regional Transit's *Short-Range Transit Plan Ten Year Capital Program of Projects*. Refer to the development standards tables by zoning district in each Chapter for automatic density increases **that are allowed under State Density or Bonus County Housing Incentive Programs (HIP)**, or Section 6.4.6.G for a Special Development Permit to allow density increases for multifamily residential, commercial, and mixed-use projects, adjacent to transit. Design Review and/or a Special Development Permit, as required, will be used to determine consistency with this requirement, taking into account project-specific opportunities and constraints and reasonable opportunities for access to transit.
- 5.2.3.D. Density Increase for Preservation of Environmentally Sensitive or Significant Physical Features.** Clustering of residential lots and project designs protecting environmentally sensitive or significant physical features on-site such as woodlands, wetlands, steep slopes, urban stream corridors, or open space buffers from farming or ranching activities. Refer to Section 6.4.6.G for density increases permitted for protecting open space resources.
- 5.2.3.E. Density Increase for Energy Conservation Design.** Project design or construction techniques, including the provision of on-site Accessory I or Accessory II solar energy or small wind turbine-generated energy that will result in energy savings beyond those obtained with conventional design and construction techniques, as addressed in Section 6.4.6.G.
- 5.2.3.F. Mobile Home Parks with Single-Wide Mobile Homes.** Mobile home parks that design at least 15 percent of its lots for the placement of single wide mobile homes, as described in Section 4.5.5.B.

5.2.4. Landscape Standards

5.2.4.A. Purpose

Landscape standards in this Section apply to all new development, buildings, or structures that may be erected or enlarged, and/or the maintenance of existing landscaping for all land use zoning districts in the unincorporated area of Sacramento County, unless otherwise noted in this Section. Landscape standards are provided to:

- Ensure the use of native and/or drought tolerant landscaping which is appropriate to the climate and conditions in Sacramento County, provide shade, screen loading and services facilities, help frame views and edges, and provide natural transitions

that enhance the quality, walkability, safety and aesthetics of the surrounding built environment;

- Ensure the healthy establishment and appropriate long term care and maintenance of all existing and new landscaping provided for all types of development;
- Promote sustainable landscaping practices that lower urban heat island temperatures, improve air quality, conserve water and energy, restore, and enhance environmentally sensitive areas; and emphasized the use of river friendly landscaping practices and stormwater best management practices.
- Set provisions for the removal and replacement of unhealthy trees and/or hazardous conditions and proper pruning of trees to remove hazardous obstructions; and
- Protect the function of trees for shading, carbon and particulate capture, water quality, energy conservation, and aesthetics while ensuring adequate clearance and visibility for safety, lighting of merchant signage, and balancing other needs and functions of the property.

5.2.4.B. General Requirements for all Land Use Districts Except Residential Districts (See Section 5.2.4.C)

1. General Requirements

- a. Unless otherwise indicated, the minimum container sizes for trees shall be 24-inch box for 35 percent of the trees, and the remainder shall be 15-gallon. The minimum container sizes for shrubs shall be five (5) gallon for 70 percent of the shrubs, and the remainder shall be one (1) gallon. The minimum container sizes for groundcovers shall be one (1) gallon. The required percentages may be considered for adjustment as part of the Design Review process.
- b. ~~Unless otherwise indicated, the size for required landscaping shall consist of trees at a minimum of 15 gallons in size, shrubs at a minimum of one (1) gallon in size, and groundcover at minimum of one (1) gallon in size. Larger sizes of trees and shrubs may be required as part of the Design Review process, especially at key entrances and corner treatments. Unless~~ **otherwise indicated, tree plantings for all projects shall include 40% evergreen species. The required percentage may be considered for adjustment as part of the Design Review process.**
- c. Varied tree and plant species shall be used throughout the site. No one species shall comprise more than 75 percent of trees, shrubs, or groundcovers proposed for the site.
- d. All landscape and streetscape improvements must meet the County's Improvement Standards, unless otherwise approved by an adopted streetscape plan, corridor plan, or other special area zoning code; and shall be consistent with the current edition of the County's Design Guidelines and the following standards.
- e. **Use of irrigation may be waived in the event of mandatory water conservation measures by the water purveyor for the community in**

which the property is located. Trees and shrubs shall be watered in a manner to keep them alive.

- 2. Landscaping of Setback and Frontage Areas.** All areas between the edge of the street right-of-way and the building or parking lot, and visible from the public street, except for driveways and screen areas, shall be landscaped. See Section 5.2.4.F for parking lot landscaping requirements.

a. Frontage Landscaping Adjacent to Parking Lots and Driveways

- (i)** A planter at least 25 feet wide in the BP zone and eight (8) feet wide in all other zones, excluding curbing, shall be provided between the edge of parking areas and: 1) sidewalks, where sidewalks are detached from curb and gutter, and 2) street right-of-way where sidewalks are attached. In addition, where the right-of-way is located behind a public sidewalk or curb, any area within the street right-of-way shall be developed as a planter or landscaped area in conjunction with the required eight- (8-) foot area above. The planter shall be designed to comply with parking lot shading and street tree requirements in this Chapter.
- (ii)** Within this planter, trees approved by the Planning Director shall be planted no further than 30 feet on center and at least four (4) feet but not further than 10 feet from the back of the sidewalk. The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.
- (iii)** Bus shelters may be located within this planter if approved by the Director of the Department of Transportation or his or her designee and the regional transit agency, but shall not be placed so as to reduce the number of trees which are otherwise required by this Section.

- b. Frontage Landscaping Adjacent to Buildings.** Within the area between the right-of-way and buildings, trees approved by the Planning Director shall be planted no further than 30 feet on center and at least four (4) feet but not further than 10 feet from the back of the sidewalk. The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.

- c. Landscaped Parkways.** When required by the County's Improvement Standards, a six- (6-) to eight- (8-) foot landscaped parkway shall be provided between the curb (i.e., edge of the street right-of-way) and detached sidewalk.

- (i)** Landscape parkways may include earth berms, hedges, fences, or walls, in combination with trees and plantings, and may be used for stormwater purposes.

- (ii) Alternative landscaping methods and landscape parkway requirements may be considered as part of the Design Review process.
 - (iii) Street Trees. Approved trees for planting in County right-of-way and public easements shall be subject to the County's Improvement Standards. Trees not listed in the Improvement Standards, may be planted with the approval of the Department of Community Development for tree selections that can provide the greatest benefits (i.e., benefits to shading, health, air quality, water and energy conservation) is recommended. The planting of street trees applies to new construction or major reconstruction.
 - d. Clustering and Alternative Design. Alternative design approaches, such as clustering of trees, may also be approved during Design Review.
 - e. Pedestrian Walks and Connections. Required landscape areas should include pedestrian walks and well-marked paths of travel and connections, steps, and similar hard surface areas, provided that such hard surface areas do not cover more than 25 percent of the required landscape areas. A barrier free, four- (4-) foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for the disabled from the sidewalk to the parking lot. Such walk shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided.
3. Landscape Screening Adjacent to Residential and Agricultural-Residential Parcels. For all uses except agricultural and single-family uses, a minimum seven- (7-) foot wide continuous landscaped planter area shall be provided adjacent to the interior property lines of all adjoining parcels zoned for residential or agricultural-residential purposes. Landscaping shall consist of screen trees approved by the Department of Community Development, spaced 30 feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five (5) feet and no further than 10 feet from the required fencing. Fencing requirements for specific uses can be found in Section 5.2.5.
4. Landscape Screening. Shrubs and other natural growth, combined with berms and other landscape features, at least three (3) feet in height, shall be designed to enhance, soften, and visually screen loading and parking areas, trash enclosures, mechanical equipment, walls, and other unsightly uses visible to public right-of-way, except near street and driveway intersections where landscaping shall not exceed 2.5 feet in height in accordance with the visibility regulations of the Sacramento County Improvement Standards. Consideration shall be given to public safety as part of the design and maintenance of these areas. A five- (5-) foot landscape planter shall be installed around the perimeter of trash enclosures.
5. Landscape Maintenance. All landscaped areas shall be mowed, trimmed, and/or maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials may be stored in the landscaped areas. Refer to Section 5.2.4.G for additional standards on landscape care and maintenance.

6. Stormwater Quality Landscaping.

- a. On-site stormwater quality landscaping, approved in setback areas or public right-of-way or integrated into the project may count toward required landscaping.
 - b. Pervious pavement and permeable pavers may be a substitute for impermeable hard surfaces but may not substitute for required landscaped planting areas. Ornamental or landscape rock and gravel areas, artificial turf, or areas covered with other artificial materials may be combined with landscape areas, provided that they are approved through the design review process.
7. **Disabled Access.** The design of landscaping shall provide for the access needs, safety, and comfort of the disabled in conformance with the standards of the Americans with Disabilities Act (ADA).
8. **Tree Preservation.** Existing mature and native trees and shrubs shall be preserved and incorporated within the project site design to the extent feasible. Removal of protected trees shall be consistent with the County General Plan, the County Tree Ordinance, Section 5.2.4.H of this Code, and applicable project-specific CEQA mitigation measures.
9. **Sustainable Design.** Landscaping for projects shall be designed to integrate principles of sustainability to the greatest extent feasible. This includes principles of water conservation, the use of trees for energy conservation and to improve air quality, and the use of storm water control features for treatment and run-off reduction, with an emphasis on the use of drought-tolerant and/or native plants. Landscaping plans shall cohesively incorporate the following requirements and guidelines:
- a. The County of Sacramento Water Efficient Landscape Ordinance.
 - b. The County-Wide Design Guidelines.
 - c. The Sacramento Stormwater Quality Partnerships *River-Friendly Landscape Guidelines - Sustainable Practices for the Landscape Professional*.
 - d. The Stormwater Quality Design Manual for the Sacramento and South Placer Regions.
 - e. The County of Sacramento Zoning Code, including this Section and the Parking Section 5.2.4.F
 - f. The integration of these practices shall not compromise requirements for landscaping as established by the County Zoning Code and the Water Efficient Landscape Ordinance.

10. Irrigation

- a. All landscaped areas shall be provided with a permanent or temporary irrigation system, demonstrated on site plans, to ensure the establishment and ongoing maintenance of landscaping. Alternative and innovative methods of irrigation such as use of cisterns for rainwater harvesting and other techniques that recycle water on-site, is encouraged when feasible.

- b. Drip irrigation systems are recommended for water conservation and run-off reduction for more efficient means of watering trees, shrubs, groundcovers, perennials, and ornamental grasses than a conventional spray system. However, if proper maintenance of drip irrigation systems cannot be provided, a conventional spray or bubbler system is preferred.
- c. Turf and groundcover areas are more effectively irrigated with efficient, low angle spray heads. Head-to-head spray coverage is recommended. Avoid overspray onto sidewalks and adjacent properties.
- d. **All trees, shrub and groundcover areas, and lawn areas shall be irrigated separately to allow individual control of the irrigation needs for these plant types. Tree irrigation systems shall include bubblers, drip, or similar application, located within a watering basin for each tree.**

11. Design Review. Landscape Plans shall be required and reviewed as part of the Design Review process. For existing buildings and uses, additional landscaping may be required in order to meet the intent of these requirements.

5.2.4.C. Requirements for Residential Zoning Districts

The following landscape requirements address required front and side-street yard areas that apply to all new single family and duplex units for lots sizes of 10,000 square feet or less.

1. ~~Street Trees for Single Family Housing. The developer/home builder of new single family homes shall plant~~ a minimum of one (1) ~~street tree shall be planted in the front yard for all of each newly constructed single family home. lots.~~ For lots of 7,500 square feet or more that meet or exceed the minimum street frontage requirements measured at the public rights-of way line, a minimum of two ~~street trees shall be planted in the front yard. A minimum of three trees shall be planted on corner lots where the size of the front yard permits full canopy growth.~~
2. Reduction of Street Trees for Single Family Housing. One (1) street tree in planted landscape areas between the curb and sidewalk, in the front yard of the lot may count toward the minimum street tree requirements for single family or multifamily housing.
3. Required Yard Area Hardscape Restrictions. The maximum amount of paving and hardscape is regulated by Section 5.9.3.C.
4. Landscape and Maintenance Requirements. Notwithstanding 5.9.3.C.a, the remaining unpaved or uncovered portion of the required setback area shall be landscaped, irrigated, and maintained. The landscaping may consist of a combination of grass, annuals, perennials, groundcover, shrubs, trees, edible gardens, and any other recognized landscape material as approved by the Planning Director. Landscape design elements such as rocks, planters, and mulch may be used, provided that living vegetation is the primary groundcover. **Use of** irrigation may be waived in the event of mandatory water conservation measures by the water purveyor for the community in which the property is located.
5. Irrigation. An automatic irrigation system shall be installed in the front yard of new construction to provide consistent coverage of all planted areas. A home on a corner lot shall have an automatic irrigation system that covers the yard fronting

both streets. Automatic controllers with rain shut-off valves or microclimate sensing capabilities provide greater water conservation.

6. **Vehicle Parking Requirements.** Vehicles, including, but not limited to, automobiles, boats, campers, trailers and other recreational vehicles must be parked on a surfaced area in conformance to this Code (See Section 5.9.3.C. for parking standards) and may not be parked within the required landscaped area.
7. **Landscape Alternatives.** In the case of a circular driveway that may exceed the maximum hardscape restriction for the yard area, off-setting landscaping may be provided in the area between the required yard area and the dwelling. Other options for landscaping the required yard areas, including the use of additional hardscape materials, artificial turf, or other landscape elements may be approved through the Design Review process.
8. **Multi-family Residential.** Multi-family residential open space and landscaping requirements can be found in Section 5.4.3., and Section 5.2.4.B of this Section shall apply.
9. **Landscaping Adjacent to Soundwalls.**
 - a. **Earthmounds.** When the sound and visual attenuation requires a wall exceeding six (6) feet above the grade of the adjacent roadway, earthmounds or terraced landscaping shall be used such that no more than six (6) feet of the wall is visible from the roadway. The mounds shall not exceed a 3:1 slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained.
 - b. **Landscaping.** All setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees such that at least fifty percent (50%) of the wall shall be screened from the adjacent public street within five (5) years. Trees shall be placed so as to cover the fifty percent (50%) of the total landscaped area with a shade canopy within fifteen (15) years of planting. Thirty percent (30%) of the trees shall be evergreen.
 - c. **Maintenance.** An automatic sprinkler system shall be installed and a maintenance program shall be established to provide ongoing maintenance of the wall and landscaped area. The proposed maintenance program shall be submitted with the application and may consist of one, or a combination, of the following:
 - A homeowners association agreement;
 - An assessment district, Lighting and Landscape Act District, or similar district;
 - Other viable alternative presented in public hearing and found acceptable to the appropriate authority. The proposed maintenance program shall be submitted with the application.

5.2.4.D. Additional Requirements for Industrial Zoning Districts

1. **Screening for Public Rights-of-way.** For industrial uses visible from a public right-of-way, not otherwise screened by required landscaping, a 10-foot wide landscaped area shall be provided adjacent to the right-of-way. Landscaping

shall include a combination of trees and shrubs at sufficient intervals to achieve the desired screening. Trees shall be planted at least 30 feet on center. The right-of-way elevation, relative to elevations in the adjoining property, shall be a consideration in selecting landscape plants which can accomplish appropriate visual screening.

2. **Screening Within Scenic Corridors.** For properties within a scenic corridor, contiguous to a freeway right-of-way, not otherwise screened, a 15-foot wide landscaped area shall be provided adjacent to all freeway rights-of-way in the scenic corridor. Landscaping shall include a combination of trees and shrubs at sufficient intervals to achieve appropriate screening. Trees shall be planted at least 30 feet on center. The freeway elevation, relative to elevations in the adjoining property, and air quality benefits shall be a consideration in selecting landscape plants which can accomplish appropriate visual screening.

5.2.4.E. Additional Requirements for Commercial Zoning Districts

1. **Screening Within Scenic Corridors.** For properties within a scenic corridor, contiguous to a freeway right-of-way, not otherwise screened, a 15-foot wide landscaped area shall be provided adjacent to all freeway right-of-way in the scenic corridor. Landscaping shall include a combination of trees and shrubs at sufficient intervals to achieve appropriate visual screening. Trees shall be planted at least 30 feet on center. The freeway elevation, relative to elevations in the adjoining property, and air quality benefits shall be a consideration in selecting landscape plants which can accomplish the desired screening.

5.2.4.F. Parking Lot Landscaping

1. General Landscaping in Parking Lots

- a. No Planter shall be less than five (5) feet wide or have an area less than 40 square feet, excluding curbing. Smaller planter sizes may be considered through the Design Review process.
 - b. Each Planter shall include an irrigation system, unless otherwise permitted in Section 5.2.4.B.9.
 - c. Not more than 25 percent of the parking landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. Pervious pavement and permeable pavers may be considered a substitute for impermeable hard surface areas as described in Section 5.2.4.B.5.b.
 - d. All landscaping shall be within planters bound by a curb at least six (6) inches high. Curbs separating stormwater management landscaping or other landscaped area intended to filter runoff, from parking areas, shall provide curb cuts to allow stormwater run-off to pass through them.
2. **Interior Parking Lot Landscaping.** The standards for interior landscaping are applicable to all zoning districts where there are more than five (5) parking spaces on the entire site, except for existing parking lots where compliance with interior landscaping standards would result in the loss of existing required parking spaces.
 - a. Landscaping shall be dispersed throughout the parking area.

- b.** The layout of interior landscaped areas shall meet the criteria described below:
- (i) Interior landscaping is arranged in landscape strips at least five (5) feet wide between rows of parking stalls, exclusive of landscaped bumper overhang areas and curbing. Stormwater management planters provided in landscaping strips shall be at least eight (8) feet wide to count toward required parking area landscaping and may include bumper overhang areas.
 - (ii) Interior landscaping is arranged in areas at the ends of rows of parking or within islands between parking spaces with rows of parking. Landscaped areas at the end of aisles shall be a minimum of eight (8) feet in width, excluding curbing, and shall not obstruct the driver's vision of vehicle and pedestrian cross traffic. Landscape islands or tree wells shall be located no more than eight (8) parking spaces apart, unless an interior landscape strip between the adjacent rows of stalls, wide enough to accommodate large shade trees, is provided.
 - (iii) Interior landscaping may be combined with perimeter landscaped areas as long as the interior landscape areas extend at least five (5) feet into the parking area from the perimeter landscaping.
 - (iv) Individual tree planting spaces, where an individual tree is planted in a space surrounded by pavement and tree well planters shall have a minimum planting area of 40 square feet, excluding curbing. Shade trees having larger canopies that provide urban heat island reduction benefits may require larger planter areas.

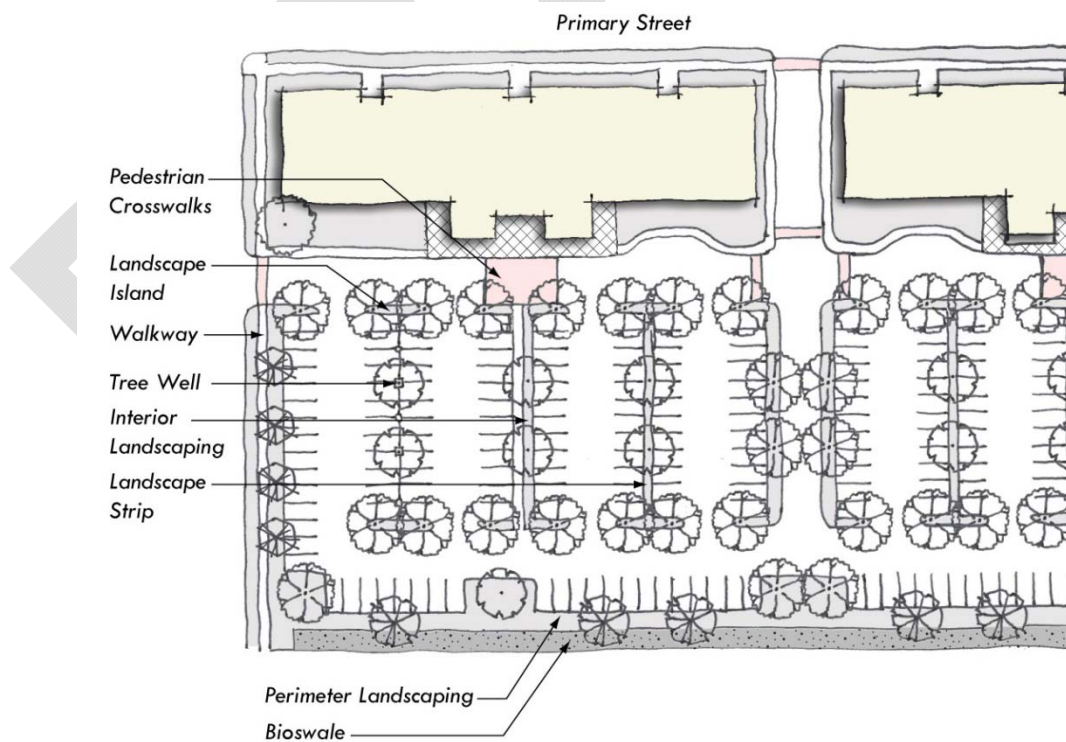


Figure 5-8: Large Parking Lot Landscaping Example

3. **Parking Lot Shading.** Parking lot landscaping, including perimeter and interior landscaping requirements, shall include shade trees approved by the Planning Director, placed so as to cover a percentage of the total parking area with tree canopies within 15 years of securing a building permit, as follows:

Table 5.2

PARKING LOT LANDSCAPING REQUIREMENTS	
Parking Spaces Required [1]	Minimum Percentage of Total Parking [2]
5-24	30%
25-29	40%
50+	50%
[1] The percentage of area required to be shaded shall be based on the number of above ground and uncovered parking spaces provided.	
[2] The coverage shall be determined by the approximate crown diameter of each tree at 15 years, as approved by the Planning Director. Trees shall be a minimum 15 gallon size at planting.	

- a. Tree selection, planting approach, and irrigation shall be designed to provide for the rapid growth and sustained health of shade trees and shall comply with the County's water efficient landscape ordinance. Small ornamental trees are appropriate for accent planting but shall not be used to meet shading requirements.
 - b. Minor exceptions to parking lot shading standards may be permitted through the Design Review process for parking layouts incorporating stormwater quality features, or alternative shading mechanisms.
- 4. Additional Standards for Large Parking Areas.**
- a. Solutions that minimize the visual impact of residential and commercial driveways shall be used whenever possible, including shared driveways, alley access, or other design approaches that minimize the number and width of driveways and curb cuts.
 - b. Surface parking shall be divided into smaller, landscaped lots or courts with well-defined and safe pedestrian connections from the public street to the buildings, landscaping, shade trees, and lighting as needed. Refer to Parking Lot and Driveways Sections of the County-Wide Design Guidelines for additional information.
 - (i) Parking rows in single or double set configurations shall be limited in length to no more than 270 feet (or approximately 30 adjacent parking spaces).
 - c. Reduction of parking stall sizes shall be allowed to be reduced by two (2) feet, provided the bumper overhang area is incorporated into adjacent sidewalk or landscape areas.

5.2.4.G. Landscape Care and Maintenance

This Section addresses the appropriate long-term care and maintenance of all landscaping provided for commercial, multifamily, industrial, and institutional

developments. It is also intended to set provisions for the removal and replacement of unhealthy trees and or hazardous conditions and provide adequate clearance and visibility of merchant signage, when the aesthetics of the tree and shading requirements will not be reduced.

1. Care and Maintenance

- a. All landscaping and irrigation, required to be installed as part of a development project, shall be maintained for the life span of the project and in such a manner so as to not create hiding places or hinder visibility.
- b. All plant materials (trees, shrubs, and groundcovers) shall be maintained free from physical damage or injury arising from vehicle encroachment, lack of water, weather events, chemical damage, insects and other pests, and diseases. Plant materials showing such damage shall be replaced with the same or similar species. Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Property owners may refer to the integrated pest management strategies in the Sacramento Stormwater Quality Partnership's River-friendly Landscape Guidelines and can cooperate with the University of California Agricultural Extension Service and the County Agricultural Commission on methods and procedures by which infestations can be reduced or retarded.

2. Tree Pruning

- a. Prior to pruning any tree within a landscaped area previously required to be installed as part of a development approval, a County Tree Pruning Permit shall be approved by the Planning Director or his or her designee, and the County Tree Coordinator. Tree Pruning shall be performed by a California Landscape Contractor (C-27 or C-61). The licensed contractor shall also be certified by the International Society of Arboriculture as a Certified Tree Trimmer or Certified Arborist or other qualified tree expert. The Planning Director or his or her designee shall require the following information upon submitting the Tree Pruning Permit request:
 - (i) A site plan indicating the type of tree, size, and location of the trees to be pruned;
 - (ii) Reasons for pruning;
 - (iii) Evidence that the pruning shall be performed by a certified arborist, certified tree trimmer, or other qualified tree expert; and
 - (iv) Number of trees to be pruned.

b. Tree pruning is limited to:

- (i) Removal of dead wood and diseased, crowded, and weakly attached trunks and branches which create a hazard to private property and citizens;
- (ii) Providing adequate clearance and visibility for safe use of parking stalls, travel ways, and walkways for the passage of persons and vehicles;
- (iii) Removing visibility obstructions to traffic signs;
- (iv) Providing adequate visibility for security patrols;
- (v) Repair of split trees and limbs in order to save the tree and its appearance;
- (vi) Removing or pruning roots of trees which are causing damage to public or private property such as curbs, gutters, sidewalk, drainage lines, and parking lot surfaces; and
- (vii) Providing visibility for merchant signage and parking lot lighting only when the aesthetics of the tree and the parking lot shading requirements will not be reduced.

5.2.4.H. Removal and Replacement of Landscaping

1. All plant material removed from a project in which the Planning Director has approved the landscape plan shall be replaced with the following replacement sizes: shrubs (5-gallon size), groundcover (flats). Replacement of trees shall be as specified in Section I, below.
2. Tree removal shall be limited to trees which are in poor health, structurally distressed, or unsafe and shall be in compliance with the regulations and procedures for tree preservation and protection in Title 19 of the Sacramento County Code. The removal of a tree shall be the final recourse upon determining that it is infeasible to save the tree by any other method (e.g., pruning, treatment of diseases, fertilizing). Prior to the removal of any tree, a Tree Removal Permit shall be approved by the Planning Director and the County Tree Coordinator or his/her designee.
3. The following information shall be required:
 - a. A statement of the health and condition of the trees to be removed by a Certified Arborist or licensed Landscape Architect;
 - b. Reasons for removal; and
 - c. Landscape Plan indicating size, quantity, species, and location of the trees to be removed and replaced.
4. Failure to obtain an approved tree removal permit prior to removing a tree shall require the owner of the project to replace the removed tree as stated in the Replanting Requirements in Section I, below.

5.2.4.I. Replanting Requirements and Replacement Fee

1. Replacement trees shall be required for trees removed with or without a Tree Removal Permit, as set forth in Table 5.3.

2. Trees removed with a Tree Removal Permit shall be replaced by 24-inch box specimen trees. A 15-gallon size tree may be used as a replacement tree with an additional replacement fee. The replacement fee is based on the difference of the wholesale value between a 24-inch box and a 15-gallon tree as set forth in a fee schedule approved by the Board of Supervisors. The replacement fee may be waived by the Planning Director if the loss of the tree resulted from causes completely out of the control of the property owner.
3. Trees removed without a Tree Removal Permit or severely and improperly trimmed with or without a Tree Pruning Permit shall be replaced and a replacement fee may be required. The replacement tree is based according to the size of the tree removed or damaged as indicated in Table 5.2 below.

Table 5.3

SIZE OF REQUIRED REPLACEMENT TREES	
Size of Damaged/Removed Tree	Replacement Tree Required
2 inches	24-inch box
4 inches	36-inch box
6 inches or greater	48-inch box

4. A 15-gallon size tree may be used as a replacement with an additional replacement fee, as set forth in a fee schedule approved by the Board of Supervisors. Replacement fees shall be deposited into a Parking Lot Shade Tree Violation account. Fees shall be used for tree planting/tree care on public property and for public education on tree planting and care, as determined by the Board of Supervisors.
5. Mitigation Monitoring and Reporting Program (MMRP). Prior to accepting an application for tree removal or pruning, the County Tree Coordinator, or his or her designee shall determine if there is an active MMRP that affects the proposal. If there is an active MMRP an application will not be required and the applicant is to be referred to the Sacramento County Division of Planning and Environmental Review.

5.2.5. Development Standards for Walls and Fences

All proposed walls and fences shall comply with the requirements of this section.

5.2.5.A. General Standards

1. All Fences Adjacent to Drives and Street Intersections. When fences, walls, and/or landscape screening are adjacent to street intersections and points of ingress and egress the visibility requirements of the Sacramento County Improvement Standards shall be adhered to. Application of CPTED strategies shall be considered in the design of these features.
2. Perimeter Fences for Swimming Pools. Perimeter fences shall be required around private pools, not otherwise restricted from unauthorized access from the public, subject to the construction requirements contained in the California Building Code Section 3109.4.3.

3. **Masonry Walls.** A graffiti-resistant aesthetic surface treatment, appropriate to the location, shall be required. Long spans of masonry walls or fences shall provide breaks for pedestrian connections at least every 300 feet. Application of CPTED strategies shall be considered in the design of these features.
4. **Freeway Fences.** Solid fences to screen freeways and any required maintenance shall be the responsibility of the property owner in which the fence is located.
5. **Vacant Property.** A Temporary Use Permit is required from the Zoning Administrator for security fencing, including chain link, which may be erected on all property lines and to the edge of the sidewalk. The vacant property shall be maintained in a weed and litter free condition.
6. **Permitted Materials.** A fence may be constructed of permanent material, such as wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material approved by the Planning Director.
7. **Prohibited Materials.** Fencing materials prohibited include, but are not limited to, the following. This Section shall only apply to fences located in the front yard, street side yard, and fences abutting any alley or other public right-of-way.
 - a. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
 - b. Plywood less than five-eighths inches thick, plywood not of a grade approved the Planning Director, particle board, paper, and visqueen plastic, plastic tarp, or similar material.
8. The use of barbed wire, concertina wire or electric fencing shall require a Minor Use Permit, unless such fencing is located in the Agricultural, M-1, or M-2 zoning districts, and located adjacent to property in either the agricultural or industrial zoning district, in which case its use shall be permitted, subject to the standards set forth in Section 3.9.3.X.
9. **Maintenance.** All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight.
10. **Exceptions.** Fences deviating from the standards in this Section are permitted with a Special Development Permit from the Zoning Administrator. Fence standards may be modified by a condition of approval by the appropriate authority as part of a separate entitlement.

5.2.5.B. Residential Fences. Applicable to all AG, AR or RD zones.

1. ~~Front Yards. Solid walls or fences, as defined in Section 7, not exceeding three (3) feet in height may be placed within the front yard area. Solid walls or fences, or fences constructed of chain link or similar woven wire materials over three (3) feet and not exceeding seven (7) feet, may be permitted with the issuance of a Minor Use Permit. Chain link fences over three (3) feet in height are permitted in AG and AR zones.~~ **Fences in the front yard shall be limited to:**
 - a. **Solid walls or fences as defined in Chapter 7 not exceeding three (3) feet,**
 - b. **Fences constructed of chain link or similar woven wire materials, not exceeding four (4) feet, or**

- c. Open fencing not exceeding seven (7) feet. Fences exceeding these heights up to seven (7) feet may be allowed with the issuance of a MUP.**

Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

- 2. Side Street Yards.** Fences shall not exceed seven (7) feet in height. **Retaining wall and fence combinations that exceed seven (7) feet in height may be permitted with the issuance of a Minor Use Permit.** Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF, ~~and from its highest elevation on either side thereafter.~~ **Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.**
- 3. Interior Yards.** Fences shall not exceed seven (7) feet, unless otherwise noted in Section 5.4.5.B., and may be located on a retaining wall not to exceed four (4) feet in height. Fence height for interior property lines shall be measured from the highest elevation at the interior property line or at the finished grade of the rear or side yard setback, whichever is higher.
- 4. Corner Lot Exceptions to yard locations.** **Regardless of which street frontage of the lot determines where the front lot line is, as defined in Chapter 7, Section 3, for purposes of measuring fence height, the frontage with the primary entrance to the main dwelling shall be considered the front yard and the other frontage(s) shall be considered the side street yard(s). In the case of a corner lot with a duplex, or two or more dwellings, where primary entrances face both frontages, both frontages shall be considered the front yard. Where a home demonstrates multiple established primary entrances on both frontages, both frontages shall be considered the front yard.**

5.2.5.C. Multi-Family and Institutional Use Fences

- 1. Front and Side Street Yards.**
 - a. Multi Family Uses.** Only open ornamental security fences may be located directly outside and adjacent to the back of the sidewalk. All other fences along a public right-of-way in the multifamily zoning district shall be subject to the requirements for sound walls in Section 5.2.5.A.9, below.
 - b. Institutional Uses.** Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.
- 2. Adjacent to Residential and Agricultural-Residential Zoning Districts.** Either a solid wood fence or masonry wall of at least six (6) feet in height shall be provided along the interior property lines when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed.

5.2.5.D. Commercial and Industrial Fences

1. **Front and Side Street Yards.** Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.
2. **Adjacent to Residential and Agricultural-Residential Zones.** A masonry wall of at least six (6) feet in height shall be provided along the interior property lines for all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed.
3. **No fencing requirements for interior yards for commercial and industrial uses not located adjacent to Residential and Agricultural-Residential Zones.**
4. **Fencing in the M-1 and M-2 zones may have an additional three (3) feet of wire fencing placed on top of a fence to a maximum overall height of nine (9) feet.** This is not permitted within the front and side street yards.
5. **Screen Fences**
 - a. Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code.
 - b. Outdoor storage areas, abutting a public street frontage, shall be screened with a six- (6-) foot high fence, constructed of wood, brick, rock, or other masonry material and designed to shield stored materials from public view. Outdoor storage yards along a scenic corridor shall not be permitted, unless a Conditional Use Permit is issued by the appropriate authority.
 - c. All company vehicles in the MP zoning district shall be located within the buildable portion of the lot and screened from view with fences, constructed of wood, brick, rock, or other masonry material.
 - d. In the M-1 and M-2 zoning districts, company vehicles, less than one (1) ton, do not require screening and may be parked behind the required landscape area with or without security fencing, as set forth in this Section. Company vehicles, exceeding one (1) ton that are permitted on the public highways and used in the daily operation of the company may be parked within the buildable portion of the lot without screen fencing.

5.2.5.E. Sound Walls Adjacent to Streets

1. **Whenever sound walls are required by a condition of approval to mitigate sound impacts adjacent to street, the following standards shall apply.** These standards shall not preclude the use of other innovative methods of project design, utilizing greater setbacks, building design, mounding, terracing, or single-story structures. Application of CPTED strategies shall be considered in the design of these features.
 - a. **Setbacks.** Walls shall be located behind the sidewalk and required landscaping, unless otherwise approved, and have an average setback of 19

feet from the ultimate public street right-of-way, but can vary in setback to a minimum of 13 feet.

- b. **Height.** Maximum height of a wall shall not exceed six (6) feet above the finished grade at the base of the wall on the roadway side, with the exception for earthmounds as described in **Section 5.2.4.C.9** below, unless otherwise approved through a use permit, as described in this Section.

- c. **Type of Wall.** Walls shall be constructed of graffiti resistant solid brick or masonry material that requires minimum maintenance and provides the required sound and visual attenuation. An aesthetic surface treatment appropriate to the location shall be required.

- d. **Landscaping.** Provide landscaping and maintenance per **Section 5.2.4.C.9.** Earthmounds. ~~When the sound and visual attenuation requires a wall exceeding six (6) feet above the grade of the adjacent roadway, earthmounds or terraced landscaping shall be used such that no more than six (6) feet of the wall is visible from the roadway. The mounds shall not exceed a 3:1 slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained~~

~~An assessment district or similar financing mechanism.~~

~~Other variable alternative presented in public hearing and found acceptable to the appropriate authority. The proposed maintenance program shall be submitted with the application.~~

5.2.5.F. Non-Conforming Fences

1. **Continuation and Maintenance.** A non-conforming fence may be continued, and may be maintained, except as provided below.
2. **Maintenance or Repair of Existing Nonconforming Fence.** Maintenance or repair, including structural repairs, may be made to any non-conforming fence or portions thereof if the repairs do not result in a different condition of conformity, or if the repairs bring the fence into compliance with this Section.
3. **Reconstruction of Damaged Nonconforming Fences.** A property owner may reconstruct a non-conforming fence damaged by fire or other calamity if the reconstructed fence is in conformity with this Section.
4. **Removal of Worn Nonconforming Fence.** If because of normal wear and tear a non-conforming fence is no longer fully upright or is no longer serviceable, the property owner either shall remove it or shall replace it with a new fence in conformity with this chapter.
5. **Non-conforming Commercial or Industrial Fences Adjacent to Residential and Agricultural-Residential Zones.** In addition to the above, existing wood fences and chain link fences with slats shall be maintained with metal posts, minimal gaps, no broken boards and no sections that lean. Non-conforming fencing shall be the responsibility of the commercial or industrial property owner where the fence is located and activities on the premises shall comply with the County's Noise Ordinance.

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

This Section provides overall development and design standards for agricultural uses, agricultural-residential, and recreation zoning districts. Refer to Section 3.4 for applicable special use regulations.

5.3.1. Development Standards for General Agricultural Uses

5.3.1.A. Development Standards Summary for Agricultural, Agricultural-Residential, and Recreational Zoning Districts

Table 5.3 provides the development standards for all Agricultural, Agricultural-Residential, and Recreational zoning districts.

Table 5.4

DEVELOPMENT STANDARDS SUMMARY FOR AGRICULTURAL, AGRICULTURAL-RESIDENTIAL, AND RECREATIONAL ZONING DISTRICTS												
Minimum Standards	AG-160	AG-80	AG-40	AG-20	UR	IR	RR	O	AR-10	AR-5	AR-2	AR-1
Lot Area (gross acres, unless otherwise specified)	160 [1], [2], [3]	80 [1], [2]	40 [1], [2]	20 [1], [2]	20 [3]		20 (net) [3]	3 (net)	10 [3]	5 [3]	2 [4]	1 [4]
Lot Width (feet)	1,000		500		500	250	300	200	300	250	150	75
Street Frontage (feet)	N/A								300	250	150	75
Residential Yard Setbacks and Height	See Table 5.7.											
General Agricultural Uses (Without PUPF/With PUPF) Agricultural Structures	50/54 (front yard, side street yard, rear yard, and interior side yard) See Table 5.5.											
Incidental Agricultural Uses (Without PUPF/With PUPF) Accessory Structures	25/29 (front yard and side street yard); 10 (rear yard and interior side yard) [5] See Table 5.6.											

DEVELOPMENT STANDARDS SUMMARY FOR AGRICULTURAL, AGRICULTURAL-RESIDENTIAL, AND RECREATIONAL ZONING DISTRICTS

Minimum Standards	AG-160	AG-80	AG-40	AG-20	UR	IR	RR	O	AR-10	AR-5	AR-2	AR-1
Maximum Structure Height (feet) General Agricultural Residential Accessory Structures and Residential Accessory Dwellings	50 [6] See Table 5.10											
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)												
<p>[1] Parcels may be created smaller than the lot area specified for the following uses: agricultural processing; agricultural organizations; agricultural sales; agricultural warehousing; agricultural specialty services; animal feed lot/sales; agricultural equipment repairs, maintenance; kill floors; hospitals; cemetery; commercial riding stables, boarding stables and riding academies; private social center; lodge, fraternal hall; animal hospital and veterinarian office; kennel/cattery; places of worship church; public or private school, college, or university; child day care center; residential care home for more than 6 children or adults; public and government buildings or uses; airport; public utilities and public service facilities; outdoor recreation uses; fraternity/sorority house; and similar and like uses subject to the approval of a Conditional Use Permit. These uses shall also be subject to the following standards:</p> <ul style="list-style-type: none">• Lot area and width shall be the minimum required for the operation of the proposed use and its necessary infrastructure and still comply with all applicable setback requirements of this Section. Final determination of the minimum area and width necessary for any proposed use above shall rest with the administrative hearing body empowered to grant such requests. For any parcel encumbered by the Williamson Act Contract, said lot area shall also comply with the provisions of Government Code Section 66474.4.• As a condition of approval of the reduction in lot area for any of the proposed uses above, the owner or owners of the property shall convey to the County the right to develop or construct principal residences on the lot created and on the remainder of the property in order to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zoning district in which the property is located.												
<p>[2] Minimum required lot size may be reduced for certain uses, subject to Design Review approval.</p> <p>[3] For each lot or parcel in the UR, IR, RR, AR-10, and AR-5 zoning district, a minimum gross area of five (5) acres per accessory dwelling unit is permitted.</p> <p>[4] For each lot or parcel in the AR-2 and AR-1 zoning district, a minimum gross area of one (1) acre per accessory dwelling unit is permitted. Additionally, subdivision projects shall be required to have public water.</p> <p>[5] For commercial or private stable setbacks in the case of incidental agricultural uses, see Section 5.3.2.A.4.</p> <p>[6] Water tanks, silos, granaries, barns, antennas, and similar accessory or necessary mechanical structures may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.</p>												

5.3.2. Accessory Structures in Agricultural and Agricultural-Residential zones**5.3.2.A. Applicability**

Three options are available for accessory structures on property zoned Agricultural or Agricultural-Residential:

1. For Agricultural Structures, such as paddocks, barns, and commercial stables, use the Development Standards in Table 5.5
2. For Accessory Structures such as incidental keeping of animals, private stables, storage structures, or workshops, use the Development Standards in Table 5.6
3. For smaller accessory structures not related to agricultural uses such as a detached garage or shed, use Development Standards for Residential Accessory Structures, Section 5.4.5 and Table 5.10.

NOTE: In any case, the combination of Accessory Structures in Agricultural and Agricultural-Residential zones (Section 5.3.1.B.) and Residential Accessory Structures (Section 5.4.5.B.) shall not exceed 5,000 square feet.

5.3.2.B. Development Standards for Agricultural Structures in Agricultural and Agricultural-Residential Zones

1. The provisions of this Section shall apply to properties zoned Agricultural or Agricultural-Residential. **NOTE:** AR-1 properties shall have a width greater than 150 feet for this section to apply.
2. The following development standards in Table 5.3.A apply to General Agricultural structures and commercial stables, constructed, enlarged, or otherwise modified.

Table 5.5

DEVELOPMENT STANDARDS FOR AGRICULTURAL STRUCTURES IN AGRICULTURAL AND AGRICULTURAL-RESIDENTIAL ZONES		
STANDARD	General Agricultural	
Minimum Yard Setback Requirements (feet)	Height Limit (feet) [1]	
Front Yard (Without PUPF/With PUPF)	50 / 55	50
Interior Side Yard	50 [2]	50
Rear Yard	50 [2]	50
Side Street Yard (Without PUPF/With PUPF)	50 / 55	50
N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1) [1] Water tanks, silos, granaries, barns, antennas, and similar accessory or necessary mechanical structures may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure. [2] Deviations from setbacks are permitted with a Minor Use Permit.		

5.3.2.C. Development Standards for Accessory Structures in Agricultural and Agricultural-Residential Zones

1. The provisions of this Section shall apply to the sites zoned Agricultural or Agricultural-Residential.
2. The following development standards in Table 5.3.B apply to Accessory Structures in the Agricultural and Agricultural-Residential zones, constructed, enlarged, or otherwise modified.

Table 5.6

DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES IN THE AGRICULTURAL AND AGRICULTURAL-RESIDENTIAL ZONES			
STANDARD	Maximum Percent of the Habitable Floor Area of the Main House on the Site [1]		
	50%	100%	200%
General Standards			
Net Lot Area	Less than 1 Acre	1-2 Acres	Over 2 Acres
Minimum Yard Setback Requirements (feet)			
Front Yard (Without PUPF/With PUPF)	20 / 25	20 / 25	20 / 25
Interior Side Yard	3 [2]	10	10
Rear Yard	3 [2]	20	20
Side Street Yard (Without PUPF/With PUPF)	12.5 / 17.5	12.5 / 17.5	12.5 / 17.5
Maximum Height of Structure (feet)			
Height of Structure to the Peak of the Roof	16	Same as permitted for primary dwelling	Same as permitted for primary dwelling
<p>N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)</p> <p>[1] The total floor area for all of the Accessory Structures in Agricultural and Agricultural-Residential Zones shall not exceed 5,000 square feet. Exceptions to these area requirements may be permitted with a Minor Use Permit.</p> <p>[2] All barns, stables, and other structures used for the housing of animals may be located not less than three (3) feet from the rear or side property line provided the building or structure is constructed with solid walls with no openings of any kind within 10 feet of the property line.</p>			

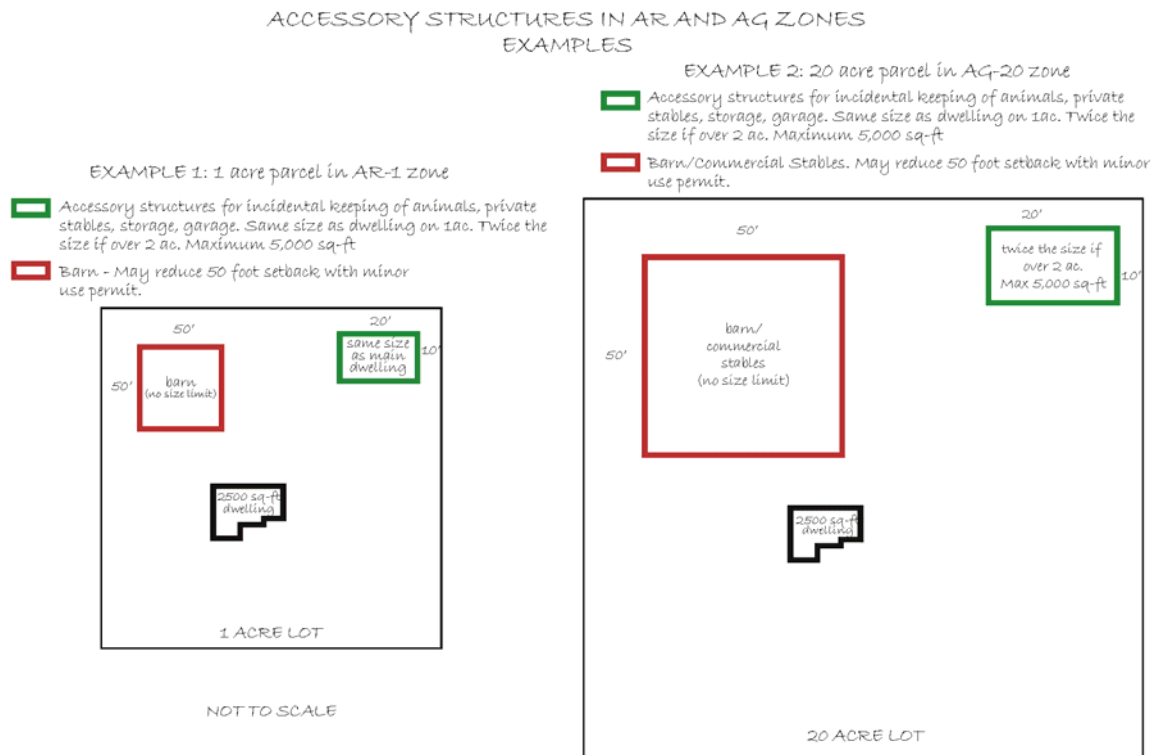


Figure 5-9:

5.3.3. Development Standards for Accessory Dwellings for Agricultural Employees

The following standards shall be met:

1. Income requirements as listed in Section 3.9.3.C.
2. For each lot, a minimum gross area of five (5) acres per agricultural accessory dwelling unit is permitted.
3. The agricultural accessory dwelling setbacks and height shall meet the setbacks and height required for the primary dwelling.

For residential accessory dwellings not related to agricultural employees, refer to Table 5.8.

For farmworker housing, see Section 3.5.2.B

5.3.2 — Development Standards for Incidental Agricultural Uses**5.3.2.A. General Development Standards****1. Applicability**

The provisions of this Section shall apply to the following uses in any zoning district:

- ~~Incidental agricultural uses, as defined in Chapter 7.~~
- ~~Refer to Section 3.4.6 for special use standards for stables and corrals (including boarding stables, and riding academies, whether private or commercial) and Section 3.9.3 H for the incidental keeping of animals.~~

2. Lot Area

The minimum lot area for any lot used for incidental agricultural uses shall be the area hereinafter specified, whichever is greater:

- a. ~~For any commercial or public stable, the minimum lot area shall be three (3) acres.~~
- b. ~~For any private stable, the minimum lot area shall be 20,000 square feet.~~
- c. ~~The minimum lot area for the keeping of small animals (with a weight of less than 75 pounds at maturity), other than pets on a noncommercial scale as an incidental use, shall be 10,000 square feet; except that small animals may be kept on a lot of less than 10,000 square feet, subject to provisions of this Section and a **Special Development Permit** Minor Use Permit.~~
- d. ~~For any other incidental agricultural use, the minimum lot area shall be 20,000 square feet.~~

3. Building Area

The maximum area of buildings or structures used for incidental agricultural uses and constructed after August 1, 1987 shall be limited to 1,000 square feet, unless a Minor Use Permit is obtained from the Planning Director.

4. Yard Setback Requirements

- a. ~~All barns, stables, and other structures used for the housing of animals on any lot or parcel used as a commercial or private stable shall be located not less than 30 feet from all property lines and not less than 34 feet from the street right-of-way line in the case of a PUPF, except as otherwise herein provided.~~
- b. ~~All barns, stables, and other structures used for the housing of animals on any lot used as a private stable or for incidental agricultural uses shall be located not less than 10 feet from any property line and not less than 25 feet from the front property line, and not less than 29 feet from the right-of-way line in the case of a PUPF, except as otherwise herein provided.~~
- c. ~~All barns, stables, and other structures used for the housing of animals may be located not less than five (5) feet from the rear or side property line, provided such property line or a public park or parcel which, at the time the building or structure is erected, is used for or occupied by a public or private stable.~~
- d. ~~All barns, stables, and other structures used for the housing of animals may be located not less than three (3) feet from the rear or side property line, provided:~~
 - (i) ~~The building or structure is constructed with solid walls with no openings of any kind within 10 feet of the property line, and~~

~~(ii) The floor area of any building or structure used as a private stable, barn, or for the housing of animals shall not exceed 1,000 square feet.~~

~~(iii) Height shall be limited to the height requirements in the Section below.~~

~~5. Height~~

~~No building or structure shall be erected or maintained on any lot or parcel to a height greater than:~~

- ~~e. Buildings or structures maintaining yard requirements set forth in 4.a, above, shall not exceed two stories, and shall not be greater than 30 feet in height.~~
- ~~f. Buildings or structures maintaining yard requirements set forth in 4.b, above, shall not exceed one (1) story, except for storage loft, and shall not be greater than 24 feet in height with plate line not exceeding 12 feet.~~
- ~~g. Buildings or structures maintaining yard requirements set forth in 4.d, above, shall not exceed one (1) story, and shall not be greater than 16 feet in height with plate line not exceeding 10 feet.~~

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. Purpose

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

Section 5.4.1: Purpose;

Section 5.4.2: Single Family Residential Development Standards;

Section 5.4.3: Multifamily Residential Development Standards;

Section 5.4.4: Mobile Subdivision Development Standards; and

Section 5.4.5: Residential Accessory Structure Development Standards

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

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

- Promote compatibility and connectivity between new and existing development;
- Maintain and enhance the community's identity, health, safety, and quality of life;
- Encourage high-quality development;
- Integrate physical activity and the use of sustainable strategies in designing the built environment when addressing site design, building design, and landscaping;
- Integrate active transportation, safe routes to schools, and parks strategies;
- Facilitate a clear and efficient project review process; and
- Maintain the health, safety, and welfare of all citizens of the County.

5.4.2. Single Family Residential Development Standards

5.4.2.A. Applicability

The single-family residential development standards in this Section apply to all **single-family** residential projects **and new construction, retrofitting, and remodeling of**

existing construction, not governed by other specific plan or neighborhood preservation area standards in the RD-1 through RD-7 zones. The development standards in this Section are to be used in close concert with the County-wide Design Guidelines to achieve high quality projects that fit within the surrounding community. All single-family residential projects shall be subject to the development standards, summarized in Table 5.4, and Design Review. **Design review, however, may not apply in all cases. See the County-wide Design Guidelines for applicability.** Alternatives to these standards may be approved with a Special Development permit if the intent and purpose of the standards and guidelines are met.

~~The Single Family Residential Development Standards are applicable to all single family projects and new construction, retrofitting, and remodeling of existing construction, not governed by other specific plan or neighborhood preservation area standards.~~ Where exact dimensions for setbacks, heights, and other standards are too difficult to meet due to site restrictions, alternative and creative solutions that meet the intent and purpose of this document may be approved by the County through the Design Review process, **for projects subject to design review.**

5.4.2.B. Single Family Residential Development Standards

The development standards for single family residential development are summarized in Table 5.4. For the creation of new lots, the lot area and width requirements regulate minimum lot size and configuration for each zoning district and are not necessarily as optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.

Table 5.7 Single Family Residential Development Standards						
STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7
Lot Standards [1]						
Maximum Density (dwelling units/acre) [2]	1	2	3	4	5	7
Minimum Interior Lot Area (with public water and sewerage) (square feet) [3]	1 acre	20,000	10,000	8,500	5,200 (SF) 8,500 (D)	4,000 (SF) 6,200 (D)
Minimum Corner Lot Area (with public water and sewerage) (square feet) [3]	1 acre	20,000	10,000	8,500	6,200 (SF) 8,500 (D)	5,200 (SF) 8,500 (D)
Minimum Lot Width and/or Public Street Frontage Width (with public water and sewerage) (feet) [4]	75		65		52 (SF) 80 (D)	40 (SF) 62 (D)
Minimum Corner Lot Width and/or Corner Lot Street Frontage Width (with public water and sewerage) (feet) [5]	75		65		62 (SF) 80 (D)	52 (SF) 80 (D)
Minimum Open Space with Net Buildable Area (percentage)	N/A		N/A		5% [6]	

Table 5.7 Single Family Residential Development Standards

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7
Yard Setback Requirements (feet) [7]						
Minimum Front Yard (Without PUPF/ With PUPF) [8] [15]	20 / 24		20 / 24[15]		20 / 24	
Minimum Interior Side Yard [9] [10]	5 (1-2 story) 25 (3 story)		5 (1-2 story) 25 (3 story)		5 (1-2 story) 25 (3 story)	
Minimum Rear Yard [11]	Varies [12]		Varies [12]		Varies [12]	
Minimum Side Street Yard (Without PUPF/With PUPF) [13]	12.5 / 16.5		12.5 / 16.5		12.5 / 16.5	
Building Height and Width (feet)						
Maximum Building Height [14]	30 (2 story) 40 (3 story)		30 (2 story) 40 (3 story)		30 (2 story) 40 (3 story)	
Minimum Building Width [16]	20		20		20	
<p>SF = Single Family; D = Duplex; PUPF = Public Utilities, Public Facilities (per Section 5.2.1); FAR = Floor Area Ratio</p> <p>[1] Unless otherwise noted, lot area standards are based on net acreage calculations.</p> <p>[2] Density bonuses or increases may be allowed for the provision of affordable housing, project amenities, proximity to transit, and/or other special project considerations, as noted in Section 5.2.3.</p> <p>[3] For single family development, minimum lot sizes where a public sewage facility is not in use, is one (1) acre; and two (2) acres, where neither; a public water, nor a public sewage facility is in use. For duplexes, minimum lot sizes where a public sewerage facility is not in use, is one acre 15,000 square feet; and where neither; a public water nor a public sewage facility is in use, is two acres. Public water facilities shall be required for all subdivision projects.</p> <p>[4] In the RD-5 and RD-7 zoning district, minimum interior lot width for single family uses where a public sewage facility is not in use or where neither a public water nor a public sewage facility is in use is 52 feet. The required minimum lot width for duplexes in this scenario is 100 feet.</p> <p>[5] In the RD-5 and RD-7 zoning district, minimum corner lot widths for single family uses where a public sewage facility is not in use or where neither a public water nor a public sewage facility is in use is 62 feet. The required minimum lot width for duplexes in this scenario is 100 feet.</p> <p>[6] Applicable for duplexes only.</p> <p>[7] Cornices, sills, eaves, canopies, awnings, window bays, and similar features may encroach into any required yard area a distance not to exceed 24 inches. Accessory structures must maintain a minimum three- (3-) foot setback from property lines for any portion of the structure.</p> <p>[8] The setback for all residential structures in each category shall be the minimum distances measured from the street right-of-way. Front setbacks shall be measured from front property line if street dedication is required for future right-of-way. Setbacks shall allow enough room for utilities, if greater than those outlined.</p> <p>[9] To allow for greater flexibility, side yard requirements may be combined to a total minimum 10 feet for one- (1-) and two- (2-) story buildings and 50 feet for three- (3-) story buildings for single-family residential dwellings in the RD-1 through RD-10 zoning districts.</p> <p>[10] For duplexes, side yards shall be a minimum five (5) feet for one- (1-) story buildings, seven and a half (7.5) feet for two-story buildings, and 10 feet for three-story buildings.</p> <p>[11] The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.</p>						

Table 5.7 Single Family Residential Development Standards

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7
[12] For lot depths greater than 125 feet, minimum rear yard setback shall be 25 feet. For lot depths smaller than 125 feet, minimum rear yard setbacks shall be 20 percent of the average lot depth. For the latter, the rear yard shall not be less than 10 feet for one- (1-) story buildings and 15 feet for two- (2-) and three- (3-) story buildings.						
[13] Each corner lot shall provide and maintain a minimum open space area within the buildable portion of the lot equivalent to 10 percent of the net lot area.						
[14] Maximum height may be increased to three stories. Height criteria shall consider factors as prescribed in Section 5.2.2.D.						
[15] As part of Design Review for Single Family subdivisions, front yard setbacks may be varied up to 25 percent.						
[16] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.						

5.4.2.C. Lighting for Subdivision Developments

Site and street lighting shall comply with Section 5, "Street Light Design" of the *Sacramento County Improvement Standards* and the following standards.

1. Lighting fixtures shall provide pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or spillage into neighboring properties.
2. Nighttime pollution of the sky is discouraged by following illumination levels required for safety per Illuminating Engineering Society of North America (IESNA).

5.4.2.D. Signage for Subdivision Developments

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, "Sign Regulations."

5.4.2.E. Walls and Fences

Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."

5.4.2.F. Landscaping.

Landscaping shall be provided in conformance with Section 5.2.4.

5.4.2.G. Number of Kitchens

Any single family dwelling shall have no more than one (1) kitchen. For purposes of this Section, a kitchen is an area within a dwelling that has noncommercial appliances to cook food. Exceptions to this requirement may be granted by ~~a Minor Use Permit~~ **the Planning Director (no fee)** for dwellings of developmentally disabled persons. **Outdoor kitchens are exempt.**

5.4.2.H. Architectural Standards for Manufactured Homes

In addition to all other requirements of this Article, a manufactured home, as defined in Section 130-120.1, shall comply with the following architectural requirements:

1. The exterior siding material shall be wood, stucco, stone or masonry, including wood/stove/masonry veneers. Siding shall extend below the top of the foundation or to the finished ground, whichever is applicable.
2. The roof shall have eave and gable overhangs not less than 12 inches measured from the vertical side of the building.
3. The exterior roofing surface shall be shingle, shake or tile types of roofing either in natural form or simulated from such materials as metal, plastic or concrete. Specifically excluded are built-up, roll roofs and corrugated, sheet or skin metal or plastic panels.
4. Manufactured homes shall be secured to a permanent foundation or a foundation system approved by the Chief Building Inspector.

5.4.2.I. Special Requirements for Dwellings with More Than Four (4) Bedrooms

For new homes or conversions of existing homes with more than four bedrooms, the following special requirements shall apply: ▲

1. **Two additional off-street parking spaces for a total of four spaces.**
2. **Any garage conversions shall be replaced with permanent enclosed parking.**

5.4.3. Multifamily Residential Development Standards

5.4.3.A. Applicability

The multifamily development standards in this Section apply to all residential projects in the RD-10 through RD-40 zones. The development standards in this Section are to be used in close concert with the County-wide Design Guidelines to achieve high quality projects that fit within the surrounding community. All multifamily residential projects shall be subject to the development standards applicable to multifamily residential districts, summarized in Table 5.5 which follows, and Design Review. Alternatives to these standards may be approved with a Special Development Permit **to the Planning Commission** as part of the Design Review process if the intent and purpose of the standards and guidelines are met. ▲

5.4.3.B. Multifamily Residential Development Standards

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

Table 5.8 Multifamily Residential Development Standards						
STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Allowed Density [1]						
Maximum Density (dwelling units/acre)	10	15	20	25	30	40
Unit Types [2]						
Apartments	Not Allowed	Allowed				
Townhomes	Allowed					
Row house	Allowed					
Small Lot	Allowed					
Cluster (4 pack/6 pack)	Allowed					
Zero Lot Line/Zipper Lots	Allowed					
Podium Condos/Apartments	Not Allowed	Allowed				
Mid-Rise and High Rise (4+ stories)	Not Allowed	Allowed				
Non-Residential Use	Not Allowed	Allowed				
Lot Standards (where public water and sewer are in use) [3]						
Single Family						
Interior Lot Area (square feet)	4,000					
Corner Lot Area (square feet)	5,200					
Interior Lot Width and/or Public Street Frontage (feet)	40					
Corner Lot Width and/or Public Street Frontage (feet)	52					
Two Family						
Interior Lot Area (square feet)	6,200					
Corner Lot Area (square feet)	7,200					
Interior Lot Width and/or Public Street Frontage (feet)	62					
Corner Lot Width and/or Public Street Frontage (feet)	72					
Multiple Family						
Interior Lot Area (square feet)	5,200					
Corner Lot Area (square feet)	6,200					
Interior Lot Width (feet)	52					

Table 5.8 Multifamily Residential Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Corner Lot Width (feet)	62					
Minimum Yard Setback Requirements (feet) [4],[5]						
Front Yard (Without PUPF/With PUPF)	25 / 31		25 / 31		25 / 31	
Interior Side and Rear Yards	10 (1 story) 15 (2 story) 20 (3 story)		10 (1 story) 15 (2 story) 20 (3 story)		10 (1 story) 15 (2 story) 20 (3 story)	
Side Street Yard (Without PUPF/With PUPF)	25 / 31		25 / 31		25 / 31	
Setback with Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies) into the:						
Front Yard (feet)	12		8		6	
Side Yard (feet)	3		3		3	
Rear Yard (feet)	3		3		3	
Encroachment over Sidewalk (Awnings/Bay Windows/Upper Floors)						
Front	Not Allowed	3 feet max., with 8 feet min. height clearance from top of sidewalk				
Multifamily Setback Requirements from Existing Single Family Residential (feet) [8]						
One Story	Side Yard	2025				
	Rear Yard	2025				
Two Story	Side Yard	4050				
	Rear Yard	4050				
Three Story	Side Yard	6075				
	Rear Yard	6075				
Four Story	Side Yard	Not Permitted	6075			
	Rear Yard	Not Permitted	6075			
Five+ Story	Side Yard	Not Permitted				6075
	Rear Yard	Not Permitted				6075
Maximum Height Limits [6]						
Maximum Height (feet)	40 Three stories		45 Four stories		150	
Open Space Requirements [7]						
Minimum Open Space and Landscaping (i.e. yards and landscaped setbacks)	20% (Attached) 30% (Detached)					

Table 5.8 Multifamily Residential Development Standards

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Common Outdoor Amenities Required	For 10 units or more					
Minimum Private Open Space/Unit (square feet)	40					
Private Storage Requirements						
Minimum Storage Area Volume/Unit (cubic feet)	80					
Parking Requirements						
For multifamily residential parking requirements, refer to Section 5.9, "Off-Street Parking;" Table 5.12A, "Parking Requirements for Multifamily Residential Development."						
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)						
<p>[1] See Section 5.2.3 for density bonuses or intensity increases. Density bonuses are automatic when State Density Bonus or County Housing Incentive Programs (HIP) are used. A Special Development Permit is required for density bonus projects not using the above criteria as noted in Section 6.4.6.G. increases may be allowed for the provision of affordable housing, project amenities, and/or other special project considerations, as noted in Section 5.2.3. An automatic 15 percent density bonus is permitted for multifamily residential development in the RD-20 zoning district, and an automatic 10% density bonus is permitted for multifamily residential development in the RD-25, RD-30, and RD-40 zoning district, when located within one-quarter (1/4) mile of a transit stop or other trunk line providing high frequency bus service with 20 minute or better headways, as noted in Section 5.2.3. Additional density bonuses of up to 25% may be permitted with a Special Development Permit, as noted in Section 6.4.6.G. Projects located in Housing Category III areas as defined by the Design Guidelines may have unlimited density with a Special Development Permit by the Planning Commission.</p> <p>[2] Other creative housing types may be permitted with variations in these development standards upon review and approval in the Design Review process.</p> <p>[3] Lot standards included in the table are for when public water and sewage are in use. Minimum lot requirements for all multifamily development where a public sewage facility is not in use: 1) minimum lot area of 10,000 square feet one acre for residential uses and 15,000 square feet for non-residential uses, where permitted; 2) minimum interior lot and/or public street frontage width of 52 feet; and 3) minimum corner lot and public street frontage width of 62 feet. Lot requirements for all multifamily development where neither a public water nor a public sewage facility is in use includes: 1) minimum lot area of one (1) acre; 2) minimum interior lot and/or public street frontage width of 52 feet; and 3) minimum corner lot and public street frontage width of 62 feet. Public water facilities shall be required for all subdivision projects.</p> <p>[4] Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities.</p> <p>[5] Variable and reduced setbacks are allowed and encouraged as part of project approval through a Special Development Permit, as outlined in the Design Guidelines.</p> <p>[6] Heights may be increased by one (1) story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.3 for height increases adjacent to transit or in Category III projects.</p> <p>[7] Common open space and outdoor amenities can include common patios, small common greens, community gardens, pools, pedestrian walkways, tot-lots, and recreation areas. It does not include areas used for vehicular access and parking. Public parks and open space constructed as part of the proposed multifamily project may be counted up to one-half (1/2) of the common open space requirement.</p> <p>[8] A 10-foot setback for one-story enclosed garages, carports, and accessory structures such as tool sheds is allowed.</p>						

5.4.3.C. Driveway Dimensions

1. Street design and width shall be confirmed with the Fire Department.
2. For driveway access with 10 or fewer units, a T-shaped turnaround shall be allowed. A dimension of 20 feet by 80 feet will accommodate most vehicles.
3. Dead end driveways shall be less than 150 feet long, and have appropriate turnarounds as needed.
4. Circular cul-de-sacs shall be designed with a radius of 40 feet or less to the greatest extent possible.
5. The minimum widths for internal streets or driveways, per Fire Department Standards, shall be as follows:
 - a. For uncurbed driveways with no parallel parking when a fire lane is not necessary – 16 feet.
 - b. For curbed internal streets with no parallel parking – 20 feet.
 - c. For curbed internal street with parallel parking on one (1) side – 28 feet.
 - d. For curbed internal street with parallel parking on both sides – 36 feet.

5.4.3.D. Lighting for Multifamily Housing

1. Site and street lighting shall comply with Section 5, “Street Light Design” of the Sacramento County Improvement Standards and the following standards.
2. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties.
3. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits.
4. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports.
5. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.

5.4.3.E. Signage for Multifamily Housing

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, “Sign Regulations.”

5.4.3.F. Services and Utilities for Multifamily Housing**1. Trash and Recycling Enclosures**

- a. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate; and shall be located a minimum of 25 feet from any residentially zoned property, and property used for residential purposes.

- b. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.
- c. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

5.4.3.G. Walls and Fences

Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."

5.4.3.H. Landscaping

Landscaping shall be provided in conformance with Section 5.2.4.

5.4.3.I. Maintenance.

All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.

5.4.4. Mobilehome Subdivision Development Standards

5.4.4.A. Applicability

This Section provides regulations for the placement of mobilehomes on individual lots with an approved subdivision specifically designed and designated RM-2 for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit.

5.4.4.B. Standards for Manufactured Homes

In addition to other requirements in this Section, a manufactured home shall comply with the following architectural standards and development standards in Table 5.7.

1. Architectural Standards for Manufactured Homes

- a. The exterior siding material shall be wood, stucco, stone, or masonry, including wood, stone, or masonry veneers. Siding shall extend below the top of the foundation or to the finished ground, whichever is applicable.
- b. The roof shall have eave and gable overhangs not less than 12 inches measured from the vertical side of the building.
- c. The exterior roofing surface shall be shingle, shake, or tile types of roofing either in natural form or simulated from such materials as metal, plastic, or concrete. Specifically excluded are built-up, roll roofs, and corrugated, sheet, or skin metal or plastic panels.
- d. Manufactured homes shall be secured to a permanent foundation or a foundation system approved by the Sacramento County Division of Building Permits and Inspections.

5.4.4.C. Mobile Home Development Standards Summary**Table 5.9** Mobile Home (RM-2) Subdivision Development Standards

STANDARD	Single Family	Two Family (On Corner Lots)
Minimum Lot Standards Where a Public Water Supply and Public Sewage Facility are both in use		
Net Lot Area (interior lots/corner lots) (square feet)	5,200 / 6,200	- / 8,500
Lot Width (interior lots/corner lots) (feet)	52 / 62	- / 80
Public Street Frontage (interior lots/corner lots) (feet) [1]	52 / 62	- / 80
Minimum Lot Standards Where a Public Water Supply or Public Sewage Facility, but not both, in use		
Net Lot Area (interior lots/corner lots) (square feet)	10,000 / 10,000 one acre	- / 15,000 - / one acre
Lot Width (interior lots/corner lots) (feet)	52 / 62	- / 100
Public Street Frontage (interior lots/corner lots) (feet) [1]	52 / 62	- / 100
Minimum Lot Standards Where Neither a Public Water Supply nor a Public Sewage Facility is in Use		
Net Lot Area (interior lots/corner lots) (acre)	1 / 1 2 / 2	- / 1 - / 2
Lot Width (interior lots/corner lots) (feet)	52 / 62	- / 100
Public Street Frontage (interior lots/corner lots) (feet) [1]	52 / 62	- / 100
Yard Setback Requirements		
Minimum Front Yard (Without PUPF/ With PUPF)	20 / 24	
Minimum Side Yard	5 (one-story); 7.5 (two-story)	
Minimum Rear Yard [2]	20	
Minimum Corner Street Side (Without PUPF/ With PUPF)	15 / 19	
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)		
[1] The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front 50 feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than 20 feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot.		
[2] The minimum depth of the required rear yard may be reduced to 10 feet if an equivalent or greater amount of space is added to the required side yard area so that the combined total area of the rear and side yards is equal to or greater than the minimum area which would otherwise be required.		

5.4.5. Residential Accessory Structures**5.4.5.A. Applicability**

No building or structure, used for an accessory structure incidental to a primary residential dwelling, shall be built, enlarged, or moved unless the provisions of this Section are met. No accessory building shall be used as sleeping or housekeeping quarters, unless expressly permitted in the zoning district in which the property is located. Accessory structures are not permitted until the primary structure is present.

This Section shall apply to the following uses and structures in any zoning district, when incidental to a primary residence located on the same lot or parcel.

1. Habitable accessory structures
 - a. Guest house
 - b. Accessory mobilehome
 - c. Residential accessory dwelling
2. Ancillary accessory structures
3. Detached garage and carport
4. Storage shed
5. Detached covered patio and deck
6. Workshop
7. Greenhouse
8. Swimming pool and spa
9. Cabana or similar recreation facility
 - a. Miscellaneous structures and uses
 - b. Enclosures for swimming pool or spa
 - c. Uncovered decks
 - d. Fences
 - e. Miscellaneous recreation structures not including portable equipment

5.4.5.B. Development Standards for Residential Accessory Structures in Residential Zoning Districts

The following development standards in Table 5.8 apply to accessory dwellings and other residential accessory structures, listed in Section 5.4.5.A, above, constructed, enlarged, or otherwise modified. Deviations from height and setback standards and the standards below may be permitted by the appropriate authority **Zoning Administrator**. Refer also to Section 3.9 for development standards for specific residential accessory uses.

Table 5.10 Development Standards for Residential—Accessory Structures Development Standards in residential zoning districts

STANDARD	Accessory Use				
	General	Accessory Mobilehome	Accessory Dwelling Unit	Swimming Pool or Spa [1]	Fences (≤ 7 feet / > 7 feet)
General Standards					
Maximum Lot Area	The area of all accessory structures on a single parcel, except residential accessory dwellings and swimming pools, shall not exceed 50% of the habitable floor area of the primary residential dwelling on the parcel. except in AR districts. [2]		Refer to Section 5.4.5.C.1, below.	N/A	N/A
Maximum Building Coverage	30% of rear yard [3] [2]		N/A	N/A	N/A
Maximum Height (feet)	16 [4] (14 feet to plate line and limited to one-story)	16	16 (14 feet to plate line and limited to one-story) [5] [3]	-	
Number of Habitable Accessory Structures	-	-	1	-	
Minimum Yard Setback Requirements (feet)					
Front Yard (Without PUPF/With PUPF)	20 / 245	20 / 245	Same setbacks for the primary structure. See Section 5.4.2.B	N/A	[7] [5]
Interior Side Yard	3 [6] [4]	5		3	None / [7] [5]
Rear Yard	3 [6] [4]	10		3	None / [7] [5]
Side Street Yard (Without PUPF/With PUPF)	12.5 / 16 7.5	12.5 / 16 7.5		N/A	[7] [5]
Primary Structure	[8] [6]	10	10	None	None / [7]
Maximum Permitted Encroachment Into Required Yard Areas (feet)					
Front Yard and Side Street Yard	Air Conditioning Equipment: 5 [9] [7] Other Mechanical Equipment: 5 [9] [7]			5 [9] [7]	[7] [5]
Interior Side Yard and Rear Yard	Air Conditioning Equipment: 0			3 N/A	[7] [5]

Table 5.10 Development Standards for Residential—Accessory Structures Development Standards in residential zoning districts

STANDARD	Accessory Use				
	General	Accessory Mobilehome	Accessory Dwelling Unit	Swimming Pool or Spa [1]	Fences (≤ 7 feet/ > 7 feet)
	Other Mechanical Equipment: 5 [10] [8]				

N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Swimming pools and spas may not be located within the required front or side street yard; within a recorded setback, except the rear yards of through lots unless otherwise prohibited by a recorded subdivision map; within a public utility easement; or within a public easement. These regulations shall not affect requirements of SPA zoning districts.

[2] ~~For all **AG and AR** zoning districts, the total floor area for all accessory structures may be equal in size to the habitable floor area of the primary residential structure on the same parcel, provided the parcel is at least one (1) gross acre in area. For any parcel at least two (2) gross acres in area, the maximum floor area for accessory structures may be twice the size of the habitable floor area of the primary residential structure on the same parcel. **The total floor area for all accessory structures in AR zoning districts may not exceed 5,000 square feet.** Exceptions to these area requirements may be permitted with a Minor Use Permit.~~

[3] [2] For the purpose of this calculation, all enclosed or roofed space shall be counted as space occupied by accessory buildings.

[4] ~~In all AR zoning districts, an accessory structure may be equal in height to the primary residential structure on the lot. All accessory structures over 16 feet in height must meet the same setback requirements for the primary residential structure. Exceptions to these maximum height or setback requirements may be permitted with a Minor Use Permit.~~

[5] [3] ~~The appropriate authority~~ **Zoning Administrator** may approve a residential accessory dwelling which exceeds 16 feet, provided the proposed height does not adversely affect adjoining residentially zoned property, and the residential dwelling does not exceed the allowable height of the primary residential structure on the lot.

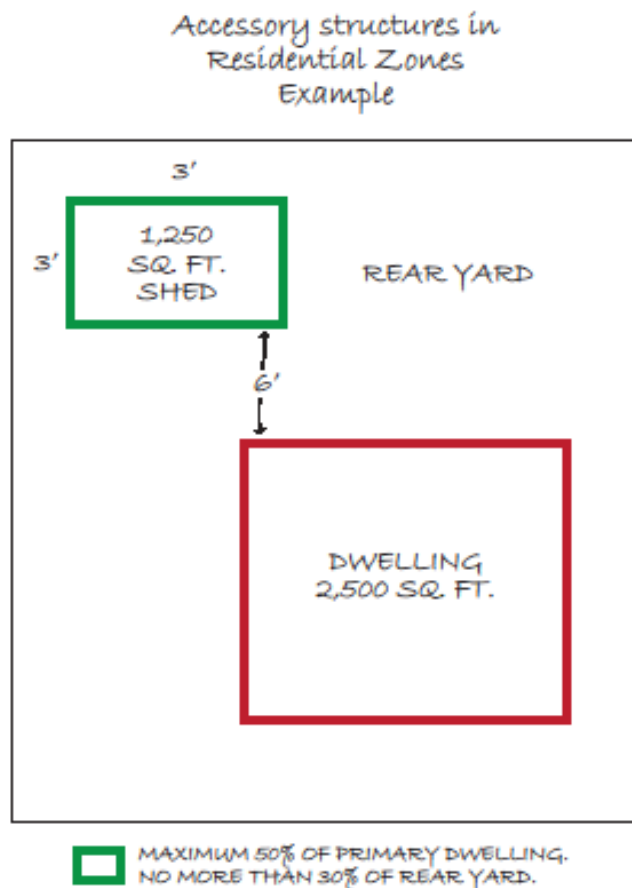
[6] [4] Accessory structures must maintain a minimum three- (3-) foot setback from property lines for any portion of the structure, **unless a greater setback is required in Footnote #6. NOTE: except that** smaller structures or sheds which do not exceed 120 square feet in area or nine (9) feet in height overall may be placed on the property line.

[7] [5] Fences over seven (7) feet in height are permitted when setback three (3) feet from an interior property line after first securing an approved building permit. Fences over seven (7) feet in height may be permitted on interior property lines with a Special Development Permit by the Zoning Administrator. See Section 5.2.5, “Development Standards for Walls and Fences” for complete fencing standards. Fence height may be modified by a condition of approval where the ~~appropriate authority~~ **Zoning Administrator** finds that due to site features different screening requirements are necessary.

[8] [6] If less than six (6) feet from the primary residential structure, accessory structures must meet the same setback as the primary residential structure on the same parcel.

[9] [7] Provided said equipment is within a solid fenced yard or enclosure.

[10] [8] Provided equipment shall be no closer than two (2) feet from any property line.

**Figure 5-10:****5.4.5.C. Additional Residential Accessory Dwelling Development Standards****1. Lot Area**

Any lot considered for an accessory residential dwelling shall provide a minimum net lot area of 5,200 square feet.

- 2. Parking.** Parking requirements for secondary units shall be one (1) parking space per bedroom. Additional parking may be permitted provided that a finding is made that the additional parking requirements are directly related to the use of the secondary unit and are consistent with existing neighborhood standards applicable to existing dwellings.

a. Surface of Parking and Driveway Areas. Each dwelling unit shall be served by a driveway with a dust free surface constructed to the standards of Sacramento County Division of Building Permits and Inspections.

- 3. Sewer and Water.** Public sewer and water facilities shall be provided in the RD zoning districts.

4. **Parcel Subdivision.** The property upon which an accessory dwelling is located shall remain an unsubdivided parcel, unless all standards of the parent zoning district can be met.
5. **Maximum Floor Area.** The following maximum size (habitable floor area) for an accessory dwelling on any lot in any zoning district shall be permitted as identified in the table below, and the minimum lot area of the zoning district as specified above. Accessory dwelling units that meet these provisions shall be permitted by right.

Table 5.11

Lot Size (square feet)	Maximum Permitted Accessory Dwelling Size (square feet)
8,500 or less	400
8,501 – 10,000	500
Greater than 10,000	600

- a. Larger floor areas may be considered via a Conditional Use Permit from the Zoning Administrator, but in no event shall accessory dwellings be larger than 1,200 square feet of habitable floor area.
6. **Additional Requirements.** The appropriate authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.
7. **Attached Units.** Attached units shall share entrances with the primary unit and shall be clearly incidental and subordinate architecturally to the primary unit.

5.4.5.D. Residential Accessory Dwelling Conditional Use Permits

The following criteria shall be given consideration when acting on a Conditional Use Permit for a residential accessory dwelling.

1. **Lot Area.** Lot size relative to the surrounding pattern of development and neighborhood.
2. **Number of Accessory Units.** Only one (1) residential accessory dwelling shall be permitted on any lot.
3. **Parking.** Additional parking may be permitted provided that a finding is made that the additional parking requirements are directly related to the use of the secondary unit and are consistent with existing neighborhood standards applicable to existing dwellings.
 - a. **Surface of Parking and Driveway Areas.** Each dwelling units shall be served by a driveway with a dust free surface constructed to the standards Sacramento County Division of Building Permits and Inspections.
4. **Setbacks and Height.** See Table 5.8, above.
5. **Sewer and Water.** If public sewer and water are not available, the project may be considered subject to Environmental Health approval.

6. Maximum Floor Area. Larger floor areas may be considered via the use permit process, but in no event larger than 1,200 square feet of habitable floor area.

7. Additional Conditions. The appropriate authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.

5.4.6. Development Standards for Incidental Agricultural Structures in Residential Zones

5.4.6.A Applicability

The provisions of this Section shall apply to the Residential Zoning Districts in which incidental agricultural uses are allowed as listed in Chapter 3, Table 3.2.

5.4.6.B Development Standards for Incidental Agricultural Structures in Residential Zones

The following development standards in Table 5.12 apply to incidental agricultural structures in residential zones listed in Section 5.4.6.A, above, constructed, enlarged, or otherwise modified.

5.4.6.C For lot area and other operational requirements, refer to Chapter 3, Sections 3.4.6 and 3.9.3.G.

Table 5.12 Development Standards for Incidental Agricultural Structures in residential zones

Use	Building Area (square feet)	Height (feet)	Front Yard (without PUPF/with PUPF) (feet)	Side and Rear Yard Setbacks (feet)
Commercial or Public Stables	1,000	30 [1]	30 / 35	30
Private stables or other structures for incidental agricultural uses				
Option 1	1,000	24 [2]	25 / 30	10 [3]
Option 2	1,000	16 [4]	See Footnote [6]	3 [5]
<p>PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)</p> <p>[1] Not to exceed two (2) stories</p> <p>[2] Not to exceed one (1) story, except for storage loft, and plate line not to exceed 12 feet</p> <p>[3] May be reduced to five (5) feet if adjacent to a public park or parcel which, at the time the building or structure is erected, is used for or occupied by a public or private stable</p> <p>[4] Not to exceed one (1) story and plate line not to exceed 10 feet</p> <p>[5] Building or structure constructed with solid walls with no openings of any kind within 10 feet of the property line</p> <p>[6] Front yard setbacks are same as those that are required for the primary dwelling</p>				

5.5. COMMERCIAL ZONING DISTRICTS

5.5.1 Purpose and Applicability

The commercial development standards in this Section apply to all residential projects in the BP, C-O, GC, and LC zones. The development standards in this Section are to be used in close concert with the County-wide Design Guidelines to achieve high quality projects that fit within the surrounding community. All commercial projects shall be subject to the development standards applicable to commercial residential districts, summarized in Table 5.9, and Design Review. Alternatives to these standards may be approved with a Special Development Permit as part of the Design Review process pursuant to 6.2.3.E if the intent and purpose of the standards and guidelines are met.

5.5.2 Commercial Development Standards

5.5.2.A. Development Standards Summary

Development in commercial zoning districts is subject to the applicable development standards in Table 5.9 and Design Review in accordance with the County-wide Design Guidelines. Additionally, for projects that include construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45 dB L_{dn} under future (cumulative case) traffic conditions.

Table 5.13 Commercial Land Use Development Standards

STANDARD	BP	C-O	GC, LC
Lot Standards			
Minimum Lot Area (square feet)	See Note [1]	N/A	N/A
Minimum Lot Frontage and Width (feet)	60	66	N/A
Minimum Lot Depth (feet)	100	N/A	N/A
Residential Density (dwelling units/acre)	As Approved [2]	N/A	30 or 40 [3]
Yard Setback Requirements (feet) [4]			
Minimum Front Yard (Without PUPF/With PUPF)	25 / 31	50 / 56 [5]	50 / 56 [5]
Minimum Interior Side and Rear Yards [6],[7] Adjacent to Multifamily Residential/ Adjacent to Non-Residential Use	25 / 0	25 / 0	20 / 0
Minimum Interior Side Yard and Rear Yard [6],[7],[8] Adjacent to Single Family Residential Use	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)
Minimum Side Street Yard (Without PUPF/With PUPF)	25 / 31	50 / 56 [5]	50 / 56 [5]

Table 5.13 Commercial Land Use Development Standards

STANDARD	BP	C-O	GC, LC
Building Height (feet) [9]			
Maximum Building Height	40	40	40
Landscaping Requirements			
Minimum Landscape Requirements	Refer to Section 5.2.4, "Landscape Standards."		
Parking Requirements			
Minimum Parking Requirements	Refer to Section 5.9, "Off Street Parking"		
Trash and Recycling Enclosures and Loading Docks			
Minimum Setback of Trash and Recycling Enclosures	31 feet from any public street; 25 feet from residentially zoned property, or property used for residential purposes; 15 feet from the edge of pavement of a private street; and include a six- (6-) foot minimum and eight-foot maximum solid gate		
Minimum Setback of Loading Docks	75 feet from the boundary of property zoned or used for residential purposes, unless a reduced setback is allowed by a Special Development Permit by the Zoning Administrator.		
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)			
<p>[1] For business and professional uses and convenience centers in residential zoning districts, the minimum lot area shall be at least 6,000 square feet where both a public water and sewerage facility are in use; 10,000 square feet one acre if either a public water system or public sewerage facility, but not both, is in use; or one two (2) acres if neither a public water system nor a public sewerage facility are in use.</p> <p>[2] In the BP zoning district, apartment or multifamily building require a Conditional Use Permit by the Planning Commission.</p> <p>[3] In the GC and LC zoning districts, apartment or multiple family buildings of up to 150 dwelling units are permitted, subject to Design Review by the Planning Director; and of more than 150 units, subject to a Conditional Use Permit by the Planning Commission. The overall project density shall not exceed 30 dwelling units per acre; unless the property is located within a one-quarter (1/4) mile of a transit station or stop along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, as defined in Section 5.2.3; in which case, overall project density shall not exceed 40 dwelling units per acre. Higher densities may be permitted subject to a Conditional Use Permit from the Planning Commission or with density bonuses for providing affordable housing, project amenities, and/or other special project considerations, as described in Section 5.2.3.</p> <p>[4] All setback areas visible from public streets and areas shall be landscaped. Required planter or landscaped areas shall include pedestrian walks, steps, and similar hard surface areas provided that such hard surface does not cover more than 25 percent of the required landscaped area. Ornamental or landscaping rock and gravel areas, artificial turf, or areas covered with other artificial materials shall be considered hard surface areas for the purposes of this provision.</p> <p>[5] Such yard depth may be reduced to a minimum of 25 feet, and to a minimum of 31 feet for right-of-way with a PUPF, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of landscape area is provided in the corresponding street yard.</p> <p>[6] Exceptions for Parcels Adjacent to a Freeway or Scenic Corridor. If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15' setback shall be landscaped.</p>			

Table 5.13 Commercial Land Use Development Standards

STANDARD	BP	C-O	GC, LC
[7] Exceptions for Mechanical Equipment. Mechanical equipment may be located in the required rear yard or interior side yard provided that no structure or equipment shall occupy more than 200 square feet of the required yard area, or be located within five (5) feet of any property boundary, or extend more than 12 inches above the finished grade. All vents, flues, doorways, or other openings shall be oriented away from the adjacent property boundary. Landscaping shall be provided to screen any portion of such use which extends above ground level.			
[8] The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.			
[9] A Special Development Permit by the Planning Commission may be granted for exceptions to building height pursuant to section 5.2.2.C.			

5.5.2.B. Lighting

Site and street lighting shall comply with Section 5, Street Light Design of the *Sacramento County Improvement Standards*. Also refer to Section 5.9.4.H for Parking Lot Lighting standards.

5.5.2.C. Signage

Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, Sign Regulations and the County's Design Guidelines.

5.5.2.D. Services and Utilities**1. Trash and Recycling Enclosures**

- a. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate.
- b. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.
- c. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

2. Compliance with Noise Ordinance (County Code Section 6.68)

All commercial activities, including truck loading, operation of machinery, and human activity areas, located within proximity of a residential or agricultural-residential zone shall comply with the County Noise Ordinance. If complaints are received and non-compliance verified by the Environmental Management Department, then the Planning Director may require the property owner to submit an acoustical study prepared by a qualified acoustical engineer. Said study shall provide recommended physical and operational measures to bring the property into compliance. The Planning Director may require compliance with such measures as a condition of the business license as provided for in County Code Section

4.06.090. This requirement shall be applicable to existing and new commercial uses.

3. Shopping Carts

All businesses shall comply with Chapter 9.76 of the Sacramento County Code relating to Unauthorized Use of Shopping Carts.

5.5.2.E. Circulation, Access, and Pedestrian Facilities

1. Circulation

Incorporate attractive and well-marked pedestrian networks that provide connectivity and safe travel from the public rights of way and through parking areas. Design shall reflect the need for safely mixing and separating modes (i.e. trucks, autos, transit, pedestrians and bicyclists), while enhancing the pedestrian linkages to other buildings, transit and parking areas.

2. Access

Provide cross-access between projects to the extent practicable to support mixed use development, active design and walkability.

5.6. INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS

5.6.1. Purpose and Applicability

The ~~commercial~~ **industrial** development standards in this Section apply to all ~~residential~~ **industrial** projects in the ~~BP, C-O, CC, and LC~~ **MP, M-1, and M-2** zones. The development standards in this Section are to be used in close concert with the County-wide Design Guidelines to achieve high quality projects that fit within the surrounding community. All ~~commercial~~ **industrial** projects shall be subject to the development standards applicable to ~~commercial-residential~~ **industrial** districts, summarized in Table ~~5.9~~ **5.10**, and Design Review. Alternatives to these standards may be approved ~~with a Special Development Permit~~ as part of the Design Review process **pursuant to Section 6.3.2.E** if the intent and purpose of the standards and guidelines are met.

The purpose of this Section is to provide standards for business and industrial districts. Industrial parks are often characterized by affordable low-rise buildings, lack of pedestrian facilities, disconnected site planning, and outdoor storage. New office campuses and business parks are typically one- (1-) to four- (4-) story buildings developed as individual projects with common vehicular access, and shall provide an emphasis on pedestrian connections for the health and safety of employees and customers. The development standards are to be used to review individual projects in concert with office and industrial district plans.

5.6.2. Industrial and Business Park Development Standards

5.6.2.A. Development Standards Summary

Development in industrial and industrial park zoning districts are subject to the applicable development standards in Table 5.10 and Design Review in accordance with the County's Design Guidelines.

5.6.2.B. Lighting

Site and street lighting shall enhance safety for employees, the public and pedestrians, and shall comply with Section 5, Street Light Design of the Sacramento County Improvement Standards. Also refer to Section 5.9.4.H for Parking Lot Lighting standards.

5.6.2.C. Signage

Signs shall provide directions to building entry, wayfinding for autos, trucks and pedestrians, and shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, Sign Regulations and the County's Design Guidelines.

Table 5.14 Industrial and Business Park Land Use Development Standards Summary			
STANDARD	M-1	M-2	MP
Yard Setback Requirements (feet) [1]			
Minimum Front Yard (Without PUPF/ With PUPF)	50 / 56 [2]	50 / 56 [2]	25 / 31 [3]
Minimum Interior Side and Rear Yard Adjacent to Non-Residential Use [4][5]	0	0	0

Table 5.14 Industrial and Business Park Land Use Development Standards Summary

STANDARD	M-1	M-2	MP
Minimum Interior Side Yard and Rear Yard [5],[6],[7] Adjacent to Single Family Residential Use	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)	204 (1 story); 10040 (2 story and 3 story); 60 (3 story)
Minimum Side Street Yard (Without PUPF/ With PUPF)	50 / 56 [2]	50 / 56 [2]	25 / 31 [3]
Building Height (feet) [9]			
Maximum Building Height	100	100	40
Landscaping Requirements			
Minimum Landscaping [8],	Refer to Section 5.2.4, "Landscaping Standards."		
Trash and Recycling Enclosures and Loading Docks			
Minimum Setback of Trash and Recycling Enclosures	31 feet from any public street; 25 feet from any residentially zoned, or property used for residential purposes; 15 feet from the edge of pavement of a private street; and Including a six- (6-) foot minimum and eight- (8-) foot maximum solid gate		
Minimum Setback of Loading Docks	75 feet from the boundary of property zoned or used for residential purposes, unless a reduced setback is allowed by a Special Development Permit by the Zoning Administrator.		
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)			
[1] All setback areas visible from public streets and areas shall be landscaped, as required in Section 5.2.4.			
[2] Such yard depth may be reduced to a minimum of 25 feet, and to a minimum of 31 feet for a right-of-way with a PUPF, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of landscape area is provided in the corresponding street yard.			
[3] A minimum of 25 feet of landscaping is required between the building and the right-of-way, and a minimum of 18 feet of landscaping is required between the building and the right-of-way with a PUPF.			
[4] A side or rear yard is not required when the parcel within the M-1, M-2, or MP zoning district is adjacent to a rail line or spur track or abuts any of the following commercial and industrial zoning districts: SC, LC, GC, AC, TC, M-1, M-2, or MP. A side and rear yard of 10 feet is required when abutting an agricultural zoning district.			
[5] Exceptions for Parcels Adjacent to a Freeway or Scenic Corridor. If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15' setback shall be landscaped. A six- (6-) foot high fence constructed of wood, brick, rock, or other masonry material shall be used to screen storage yards. The fence shall extend along both sides of the exterior storage area for a distance of 100 feet perpendicular to the right-of-way to shield the stored materials from the view of oncoming traffic. No fence shall be required along the freeway right-of-way where the elevation of the freeway is more than eight (8) feet above or below the grade of the adjacent property.			
[6] Exceptions for Mechanical Equipment. Mechanical equipment may be located in the required rear yard or interior side yard provided that no structure or equipment shall occupy more than 200 square feet of the required yard area, or be located within five (5) feet of any property boundary, or extend more than 12			

Table 5.14 Industrial and Business Park Land Use Development Standards Summary

STANDARD	M-1	M-2	MP
inches above the finished grade. All vents, flues, doorways, or other openings shall be oriented away from the adjacent property boundary. Landscaping shall be provided to screen any portion of such use which extends above ground level.			
[7] The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.			
[8] No landscaping is required when located adjacent to commercial and industrial zoning districts.			
[9] A Special Development Permit may be granted for exceptions to building height pursuant to Section 5.2.2.C.			

5.6.2.D. Services and Utilities**1. Trash and Recycling Enclosures**

- a. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate.
- b. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.
- c. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

2. Compliance with County Noise Ordinance

All industrial activities, including truck loading, operation of machinery, and human activity areas, located within proximity of a residential or agricultural-residential zone shall comply with the County Noise Ordinance. If complaints are received and non-compliance verified by the Environmental Management Department, then the Planning Director may require the property owner to submit an acoustical study prepared by a qualified acoustical engineer. Said study shall provide recommended physical and operational measures to bring the property into compliance. The Planning Director may require compliance with such measures as a condition of the business license as provided for in County Code Section 4.06.090. This requirement shall be applicable to existing and new industrial uses.

3. Shopping Carts

All businesses shall comply with Chapter 9.76 of the Sacramento County Code relating to Unauthorized Use of Shopping Carts.

5.6.2.E. Circulation, Access, and Pedestrian Facilities**1. Circulation and Pedestrian Facilities**

Incorporate attractive and well-marked pedestrian networks that provide connectivity and safe travel from the public right-of-way and through parking areas. Design shall reflect the need for safely mixing and separating modes (i.e. trucks, autos, transit,

pedestrians and bicyclists), while enhancing the pedestrian linkages to other buildings, transit and parking areas.

2. Access

Provide cross-access between projects to the extent practicable to support mixed use development, active design and walkability.

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5.7. MIXED-USE ZONING DISTRICTS

5.7.1. Introduction

This Section provides the development standards for mixed-use districts with residential, office, retail, civic, and other activities that provide a social, healthy, sustainable and economic focus for Sacramento County's communities and commercial corridors. It establishes standards for both horizontal and vertical mixed-use quality development, as well as standards for the review of residential projects located in commercial districts. Three zoning districts have been tailored to mixed-use developments in Sacramento County. They are classified as Neighborhood Mixed-Use Centers (NMC), Community-Regional Mixed-Use Centers (CMC), and Corridor Mixed-Use Zones (CMZ). These zoning districts could be applied to larger infill sites, "greenfield" projects, or redeveloped commercial sites that lend themselves to pedestrian, bicycle and transit-oriented development (TOD) and provide a mix of two or more uses.

This Section provides an overview of the three mixed-use zoning districts, a description of each zoning district and their particular purpose, applicable development standards, performance standards, and procedures for review of mixed-use development applications. The standards in this Section do not apply to adopted Specific Plans, Master Plans, SPAs, and other area plans. Consultation with Planning Staff is required prior to filing an application for a mixed-use project. Applicants may choose to propose different development standards or take alternative approaches through the initiation of a Master Plan or Specific Plan process.

The mixed-use standards in this Section are organized by the following subsections:

- Section 5.7.1 Purpose
- Section 5.7.2 Establishment and Overview of Mixed-Use Zoning Districts
- Section 5.7.3 Development and Performance Standards for Mixed-Use Zoning Districts
- Section 5.7.4 Project Review and Required Findings

The County's Design Guidelines, including mixed-use guidelines, should be consulted in conjunction with development standards in this Code. Sections 5.4, 5.5, 5.6, and 5.7 of this Code apply as appropriate for single use residential, commercial, business, industrial, and institutional developments, respectively.

5.7.1.A. Purpose

The purpose of mixed-use zoning districts is to:

1. Accommodate intensities and patterns of development that support active design and transportation choices that include multiple modes of transportation, including walking, bicycling and transit.
2. Provide for a mix of uses and activities that create a healthy, social, sustainable and economic focus for the diverse communities and commercial corridors in Sacramento County.
3. Ensure new development enhances established residential neighborhoods and character, provides pedestrian and vehicular connections, and improves the transition between adjacent commercial and residential uses.

4. Provide development standards that are flexible and suited for quality and innovative mixed-use infill in the County's corridors, phasing out undesired uses and aging or deteriorating commercial areas over time to develop more vibrant, complete and integrated communities.

5.7.2. Overview of Mixed-Use Zoning Districts

Three mixed-use zoning districts are established to provide development opportunities for integrated development of complementary use on the same parcel or contiguous group of parcels. Singular, stand-alone uses shall be permitted when they foster an overall mixture of uses in the zoning district. A wide range of uses and mix of product types is encouraged. Development solely as commercial or residential districts is strongly discouraged. However, phasing of a mix of uses may be permitted, subject to the standards in Section 5.7.4.B. and residential uses are required in all Corridor Mixed-Use Zones.

5.7.2.A. Neighborhood Mixed-Use Centers

Neighborhood Mixed-Use Centers (NMC) provide for small, village center or mixed-use nodes that offer neighborhood-scaled shopping, service, and employment uses near a transit station or stop, within a walkable (one-quarter to one-half mile) distance to low-, medium-, or high-density residential areas. NMC zoning districts can occur in the context of an existing or planned corridor or neighborhood area. The NMC zoning districts are appropriate at the key intersections of arterial and collector roads, with pedestrian access and connections to adjacent neighborhoods. Uses permitted in this zoning district are intended to provide for the convenience of residents in the surrounding neighborhood area, support making walking or bicycling for daily trips a safe and viable transportation choice, and help reduce the need for trips outside the area for basic goods and services.

The target mix of uses in the table below is representative of the variety and intensity of different uses, desired from application of the NMC zone to sites of five (5) acres or more. Targets in the table are not expected to be achieved in every case, but are intended to allow a minimum of two or more different uses, tailored to be compatible with the needs and character of the surrounding community.

Table 5.15 Target Mix by Development Emphasis			
Use	Non-Residential	Residential	TOD District*
Retail, Service	10%-50%	10%-30%	10%-30%
Office, Institutional	0%-50%	0%-30%	0%-40%
Public/Civic	10% minimum		
Residential	0%-50%	40%-80%	30%-70%
Required Residential	No	Yes	Yes
*TOD districts are located adjacent to a light rail transit station or other frequent transit services, and identified in Figure 6 of the TOD Guidelines of the General Plan.			

Structures in the NMC zoning district may vary between two (2) to four (4) stories and allow a variety of multifamily housing types, ranging between 10-50 dwelling units per acre and vertical mixed-use buildings, designed with ground floor commercial uses and residential units above. Additional development intensities may be permitted with a Conditional Use Permit by the Planning Commission. Minimum density and FAR

requirements for development adjacent to light rail or bus rapid transit (with 20 minute or better headways) or other frequently serviced transit also apply, as noted in Table 5.11. Refer to the County's Design Guidelines for representative examples of the scale, character, and variety of neighborhood centers envisioned for NMC zoning districts. In NMC zoning districts, residences shall be organized to front onto and provide entryways that address the public street and integrate Crime Prevention Through Environmental Design (CPTED) principles of safety. Continuous, well lit walkways connect residential units to common open space, adjacent commercial uses, and surrounding area streets and transit stops.

5.7.2.B. Community-Regional Mixed-Use Centers

Community-Regional Mixed-Use Centers (CMC) provide for more regional-scaled mixed-use centers, adjacent to transit stops, serving several neighborhoods, an entire community, or regional market (more than one community or city). This zoning district allows a variety and mix of retail, office, entertainment, civic, and institutional uses and promotes compact, transit-oriented development along commercial corridors at the intersection of major thoroughfare or arterial roads, or surrounding an urban town center or regional-serving (bus, BRT, or light rail) transit stop. The CMC zoning district is intended to provide flexibility to accommodate different types of regional and transit-oriented centers, including commercial and entertainment centers, main street retail or town centers, and transit-oriented development station areas.

The target mix of uses in the table below is representative of the intended development, mix, and variety of uses that could result from application of the CMC zoning district to sites of 10 acres or more, as guided by Table 6 in the Land Use Element of the General Plan. Targets in the table are not expected to be achieved in every case, but intended to allow a minimum of two or more different uses that are compatible with the needs of the surrounding community and allow the mixing of uses to be phased into the project to respond to changing market demands.

Structures in the CMC zoning district may vary between two (2) to six (6) stories; permit multifamily housing types ranging between 12-100 dwelling units per acre; support commercial development ranging from 0.3 FAR and above; and encourage development of vertical mixed-use buildings, with ground floor commercial uses. Minimum density and FAR requirements for development adjacent to light rail, bus rapid transit, or other frequently serviced transit (with 20 minute or better headways) also apply, as noted in Table 5.11. Refer to the County's Design Guidelines for representative examples of the scale, character, and variety of community and regional mixed-use centers envisioned for CMC zoning districts. CMC zoning districts provide safe, attractive, and convenient pedestrian and transit access, with good connections and transitions between uses and to surrounding neighborhood areas, as addressed by the performance standards in this Section and the County's Design Guidelines.

Table 5.16 Target Mix by Development Emphasis

Use	Commercial	Office	Residential	TOD District*
Retail, Service, Entertain.	50%-70%	10%-30%	10%-30%	10%-30%
Office, Institutional	0%-20%	50%-70%	0%-30%	20%-60%
Public/Civic	10% minimum			

Table 5.16 Target Mix by Development Emphasis

Use	Commercial	Office	Residential	TOD District*
Residential	0%-40%	0%-30%	50%-80%	20%-60%
Required Residential	No	No	Yes	Yes
*TOD districts are located adjacent to a light rail station and identified in Figure 6 of the TOD Guidelines of the General Plan.				

5.7.2.C. Corridor Mixed-Use Zone

The Corridor Mixed-Use Zone (CMZ) promotes infill development of linear commercial or mixed-use areas, within a walkable (one-quarter to one-half mile) distance of mixed-use centers along a major commercial corridor or transit stop. CMZs promote residential uses and other uses that support the development of the surrounding community, while avoiding competition with adjacent centers. Development in CMZs focus on infill residential development and encourage the clustering of uses such as retail, office, business service, and civic uses adjacent to other compatible uses at street intersections or next to existing centers; encourage the integration of well-connected medium- and high-density housing, parks and open space, and civic or neighborhood amenities in the adjacent areas between; and focus on completing public streetscape improvements that make walking or bicycling for daily trips a safe and viable transportation choice while reducing the need for trips outside the area for basic goods and services - all within the corridor or neighborhood area.

The target mix of uses in the table below is representative of the variety and intensity of different uses, desired from application of the CMZ district on sites of five (5) acres or more. Except for a requirement for residential uses in CMZs, targets in the table are not expected to be achieved in every case, but are intended to allow a minimum of two or more different uses compatible with the needs and character of the surrounding community and responsive to changing market conditions.

Use	Target Mix
Retail	10%-30%, clustered at intersections, mid-block, or at key locations
Office, Service	10%-50%, clustered with retail or in vertical mixed-use formats
Public/Civic	10%-30%, clustered with retail or office or serving as a neighborhood focal point or center
Residential	25%-80%, including a minimum of 25% residential uses is required, and designed to integrate with surrounding non-residential uses or in a vertical mixed-use format

Structures in CMZs may vary from two (2) to five (5) stories, with taller structures encouraged at street intersections; permit multifamily housing types, ranging between 8-50 dwelling units per acre; and support commercial development ranging from 0.25 FAR to 1.5 FAR. Heights, however, are generally no greater than two stories above surrounding uses. Minimum density and FAR requirements for development adjacent to light rail, bus rapid transit, or other frequently accessed transit (with 20 minute or better headways) also apply, as noted in Table 5.11. Development in CMZs provides

convenient, safe, and attractive pedestrian connections between adjacent uses, to transit stops, and other community amenities. Streetscape improvements engage and enhance the safety and livability of the street. Refer to the County's Design Guidelines for representative examples of the scale, character, and variety of development envisioned for CMZ zoning districts.

5.7.3. General Development Standards

5.7.3.A. Mixed-Use Development Standards Summary

Table 5.11, below, provides the development standards for the three mixed-use zoning districts: Neighborhood Mixed-Use Centers (NMC); Community-Regional Mixed-Use Centers (CMC); and Corridor Mixed-Use Zones (CMZ).

Table 5.17 Mixed-Use Development Standards			
STANDARD*	NMC	CMC	CMZ
Density and Intensity Requirements			
Residential Density [1] (dwelling units/acre)	8-50	12-100	8-50
Horizontal Mixed-Use (for Single Use) Floor Area Ratio	0.25-1.25	0.3-no max	0.25-0.75
Vertical Mixed-Use Floor Area Ratio	0.3-2.0	0.4-no max	0.3-1.5
Required Residential Uses?	Optional depending on the approved mix of uses		Yes
Minimum Density and Intensity Requirements Adjacent to Light Rail [1A]			
Within 0-1/8 mile of Transit Stop (dwelling units/acre ; floor area ratio)	30; 0.45 FAR	40; 0.65 FAR	N/A
Within 1/8 mile-1/4 mile of Transit Stop (dwelling units/acre ; floor area ratio)	18; 0.35 FAR	25; 0.45 FAR	18; 0.35 FAR
Within 1/4 mile-1/2 mile of Transit Stop (dwelling units/acre ; floor area ratio)	12; 0.3 FAR	18; 0.35 FAR	12; 0.3 FAR
Minimum Density and Intensity Requirements Adjacent to BRT or Other Trunk Bus Line [1A]			
Within 0 mile-1/8 mile of Transit Stop (dwelling units/acre ; floor area ratio)	20; 0.35 FAR	25; 0.45 FAR	N/A
Within 1/8 mile-1/4 mile of Transit Stop (dwelling units/acre ; floor area ratio)	15; 0.3 FAR	18; 0.35 FAR	15; 0.3 FAR
Within 1/4 mile-1/2 mile of Transit Stop (dwelling units/acre ; floor area ratio)	10; 0.25 FAR	12; 0.3 FAR	10; 0.25 FAR
Minimum Setback Requirements (feet) [2]			
Front Yard and Side Street Yard Setback (Without PUPF/With PUPF)	15 / 21	10 / 16	15 / 21
Setback Reductions To Back of Sidewalk, if approved through Design Review	Yes	Yes	No

Table 5.17 Mixed-Use Development Standards

STANDARD*	NMC	CMC	CMZ
Interior Side Yard Setback [3],[4],[5] and Rear Yard Setback Adjacent to Non-Residential or Multifamily Residential Use	5 (1 story); 15 (2-3 story); 25 (4 story)	5 (1 story); 15 (2-3 story); 20 (4+ story)	5 (1 story); 15 (2-3 story); 25 (4 story)
Interior Side Yard Setback [3],[4],[5],[6] and Rear Yard Setback Adjacent to Single Family Residential Use	20 25 (1 story); 40 50 (2 story); 60 75 (3 story+)	20 25 (1 story); 40 50 (2 story); 60 75 (3 story+)	20 25 (1 story); 40 50 (2 story); 60 75 (3 story+)
Encroachment Over Sidewalk (Awnings/Bay Windows/Upper Floor)			
Front	Three- (3-) foot max., with eight- (8-) foot min. height clearance from top of sidewalk		
Building Height (in feet)			
Maximum Building Height	55 (4-5 stories)	75 (6-7 stories)	55 (4-5 stories)
Minimum Landscaping Requirements			
Landscape Coverage [7]	20%	20% (residential) 10% (other)	20%
Street Tree Spacing (On Center, In Feet)	30	30	30
Trash and Recycling Enclosures and Loading Docks			
Minimum Setback of Trash and Recycling Enclosures	25 feet from any public street, residentially zoned property, or property used for residential purposes; 15 feet from the edge of pavement of a private street; shall also provide a six- (6-) foot minimum, eight- (8-) foot maximum high solid gate		
Minimum Setback of Loading Docks	75 feet from the boundary of property zoned or used for residential purposes, unless a reduced setback is allowed by a Special Development Permit by the Zoning Administrator.		
* Alternatives or exceptions to these development standards may be permitted through the Design Review process or granted with a Special Development Permit, in accordance with the standards in Section 6.4.6.			
[1] Residential densities of up to 40 dwelling units per acre are permitted by right for development adjacent (within a one-quarter mile) of light rail, BRT, or high frequency bus transit station, as defined in Section 5.2.3. Additional density bonuses may also be permitted for the provision of affordable housing, project amenities, proximity to transit, and other special project considerations, as defined in Section 5.2.3, "Density Bonuses and Intensity Increases." Densities above 40 dwelling units per acre may be permitted, subject to a Conditional Use Permit, approved by the Planning Commission.			
[1A] Minimum density and intensity requirements shall apply for mixed-use development within a one-half (½) mile of a light rail, BRT, or high frequency bus transit station, with 20 minute or better headways, in accordance with the standards in Section 5.2.3.			
[2] All setback areas visible from public streets and areas shall be landscaped. Refer to the required landscape requirements in Section 5.2.4.B.			
[3] Exceptions for Parcels Adjacent to a Freeway or Scenic Corridor. If the rear yard or interior side yard abuts a			

Table 5.17 Mixed-Use Development Standards

STANDARD*	NMC	CMC	CMZ
freeway or scenic corridor, a minimum 10-foot rear or interior side yard setback shall be provided. The entire 10' setback shall be landscaped.			
[4] Exceptions for Mechanical Equipment. Mechanical equipment may be located in the required rear or interior side yard, provided no structure or equipment shall occupy more than 200 square feet of the required yard area, or be located within 5 feet of any property boundary, or extend more than 12 inches above the finished grade. All vents, flues, doorways, or other openings shall be oriented away from the adjacent property boundary. Landscaping shall be provided to screen any portion of such use that extends above ground level.			
[5] A six- (6-) foot high perimeter fence of brick, concrete, or a masonry material and landscaping shall be installed along the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural residential, or interim agricultural zoning districts, as required in Section 5.2.4.			
[6] This standard applies to the following abutting single family residential zoning districts: AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, and RD-10, except when separated by a street. Lesser setbacks may be approved through Design Review or the issuance of a Special Development Permit.			
[7] All required planters and landscaped areas shall be provided according to the standards in Section 5.2.4. Parking lot landscaping shall be provided according to the standards in Section 5.9.			

5.7.3.B. Performance Standards for All Mixed-Use Zoning Districts

The standards that follow are applicable to all mixed-use zoning districts, except where otherwise noted.

1. Permitted Uses and Limitations

Table 3.2 provides the complete list of uses permitted, conditionally permitted, or prohibited in mixed-use zones. All permitted uses must be conducted within completely enclosed buildings, unless otherwise expressly authorized by the Planning Director. This requirement does not apply to off-street parking, loading areas, or outdoor seating or dining areas.

2. Ground Floor Uses

- a. **Front Setbacks and Build-To-Lines.** Front setbacks shall conform to the front yard setback standards in Table 5.11 and/or determined by taking the average of the front yard setbacks of adjacent buildings on the same or adjacent blocks. Zero foot setback reductions may also be permitted in the zoning districts identified in Table 5.11 during Design Review, subject to compliance with required public utility easements.
- b. Commercial uses in the NMC are limited to the building ground floor and shall occupy a minimum of 1,000 square feet or 25 percent of the net ground floor area (whichever is greater).

3. Off-Street Parking

- a. Off street parking requirements for mixed-use developments (defined as two dissimilar uses or activities occurring within any one or two or more properties) are provided in Section 5.9, "Parking Standards."
- b. Off street parking reductions may be granted, consistent with Section 5.9.5, "Parking Reduction Measures" and the following standards.
 - (i) On-street parking may count toward satisfying off-street parking requirements for retail uses and visitor parking spaces at a 1:1 ratio.

- ### SHARING FACTOR (% REDUCTION) MATRIX

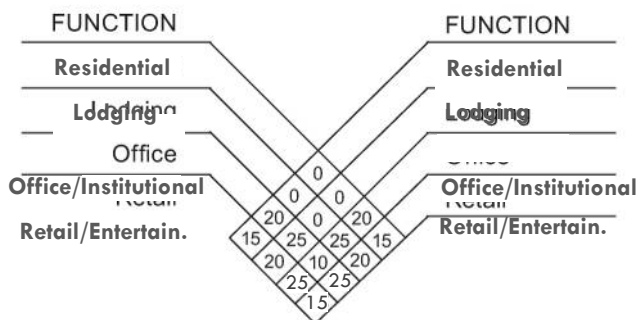


Figure 5-11: Parking Reduction Matrix

The total parking reduction for any individual use or a activity resulting from the application of the shared parking credit shall not exceed 25 percent.

- c. Parking areas shall be designed so that the visual impacts of parking areas on streets and adjoining properties and conflicts between vehicular and pedestrian circulation are minimized.

a. Sidewalks. Sidewalks adjacent to a storefront shall be a minimum of 8 feet; a width of 12 feet or greater is encouraged when designed to also accommodate outdoor dining, street furniture and landscaping. Other standards may be approved during Design Review, with a special development permit, or other project approval process.

- (i) Where required, the sidewalk shall extend into private property to fulfill minimum sidewalk width requirements.
 - (ii) All sidewalks shall have a minimum clear area of five (5) feet and a minimum ~~height~~ **width** of (eight) 8 feet, that is unobstructed by permanent or nonpermanent objects for pedestrian and **disabled** ~~handicap~~-access.
 - (iii) The sidewalk shall also provide a minimum four- (4-) foot wide street tree/furniture zoning district, located adjacent to the curb and/or building and placed in a manner that does not obstruct the minimum pedestrian access requirement in subsection (ii), above. This area is intended for the placement of street trees and street furniture, including seating, street lights, waste and recyclable receptacles, fire hydrants, traffic signs, newspaper stands, bicycle racks, planters, public utility equipment, and other similar pedestrian amenities.
 - (iv) Outdoor dining areas may be located adjacent to the building and shall be a minimum of eight (8) feet in width and shall be required to comply with the clear area provisions, specified in Section 5.7.3.B.4.a.(ii).
- b. Landscaping and Street Trees.** Landscaping shall be provided and designed to comply with landscaping standards in Section 5.2.4, and the following standards:
- (i) In residential areas, projects shall comply with the street tree standards for multifamily residential development in Section 5.2.4.B.6.
 - (ii) In commercial or mixed-use areas, large canopy street trees shall be required for sidewalks and spaced on average of 30-foot on center and coordinated with the bay spacing and storefront design of the project.
 - (iii) Consultation with the County Tree Coordinator on tree species is recommended to achieve the best health and environmental benefits of tree planting.

5. Neighborhood Compatibility for Mixed-Use Centers (NMC and CMC)

- a.** Transitions between mixed-use centers and adjacent development shall be provided by utilizing a combination of the following techniques, as applicable:
 - (i) Incorporating lower-intensity housing types (i.e. attached or detached townhomes, rowhomes, and duplexes, etc.) along a shared street frontage.
 - (ii) Aligning roof top or first-story cornices to generally match those of adjacent buildings, when applicable.
 - (iii) Providing required ground floor uses (including occupancy, build-to-lines, and glazing) that address the street.
 - (iv) Providing an interconnected system of roads, pedestrian walks or sidewalks that is coordinated and integrated with the surrounding neighborhood area to the greatest extent practicable.
 - (v) Providing building and landscaped setbacks as necessary, especially along busy thoroughfare roadways to comply with noise standards in

subsection 5.7.3.B.7, and designed to reinforce design concepts along the corridor.

- b. Development located adjacent to a single family residential neighborhood shall be designed to minimize impacts on adjacent homes by utilizing the following techniques, as applicable.
 - (i) Providing building height transitions or step downs. Height – maximum height; compatibility.
 - (ii) Limiting exterior lighting to full cut off shielded fixtures and directing lights away from adjacent properties.
 - (iii) Limiting sources of audible noise (i.e. heating and air conditioning units) from building facades that face lower-intensity uses.
 - (iv) Arranging windows on new development so as to maintain privacy by avoiding direct lines of sight into adjacent homes.
 - (v) Locating off-street parking, loading, and service areas away from the shared property line and screening them from adjacent residences; visual screening requirements and other conditions, deemed necessary to prevent adverse impacts, may also be authorized by the Planning Director.
 - (vi) Limit and screen outdoor activity areas adjacent to single family homes, particularly in proximity to quiet areas of the home such as bedrooms.

6. Neighborhood Compatibility for Corridor Mixed-Use Zoning Districts

- a. Development in the CMZ zoning district shall be designed to minimize impacts on surrounding neighborhood uses by utilizing the following techniques, as applicable.
 - (i) Clustering similar commercial and other non-residential uses at intersections or adjacent to existing commercial uses, when possible, with corner and mid-block buildings (for long corridor stretches, 500 feet or greater) oriented to and providing transparency and more eyes on the street.
 - (ii) Designing medium to high density residential infill development with residential amenities that preserve the privacy of residents, while promoting walkability and connecting and contributing to the design character along the corridor.
 - (iii) Concentrating the tallest buildings along the arterial roadways or thoroughfares of a corridor, at key intersections, and gradually decreasing building height and massing so that new structures on a shared lot line shall not be greater than two (2) stories above surrounding adjacent uses, unless appropriate building height transitions or step downs are provided.
 - (iv) Introducing new complete streets to promote pedestrian, bike, and vehicular access and connectivity to the surrounding centers and neighborhoods.

- (v) Providing an interconnected system of roads, pedestrian walks and sidewalks that is coordinated and integrated with the surrounding neighborhood area to the greatest extent practicable.
 - (vi) Providing building and landscaped setbacks as necessary, especially along busy thoroughfare roadways to comply with noise standards in subsection 7, below, and designed to reinforce design concepts along the corridor.
- b. Development located adjacent to a single family residential neighborhood shall be designed to minimize impacts on adjacent homes by utilizing the following techniques, as applicable.
- (i) Providing building height transitions or step downs
 - (ii) Limiting exterior lighting to full cut off shielded fixtures and directing lights away from adjacent properties
 - (iii) Limiting sources of audible noise (i.e. heating and air conditioning units) from building facades that face lower-intensity uses
 - (iv) Arranging windows on new development so as to maintain privacy by avoiding direct lines of sight into adjacent homes
 - (v) Locating off-street parking, loading, and service areas away from the shared property line and screening them from adjacent residences. Visual screening requirements and other conditions if deemed necessary to prevent adverse impacts may also be authorized by the Planning Director
 - (vi) Limit and screen outdoor activity areas adjacent to single family homes, particularly in proximity to quiet areas of the home such as bedrooms

7. Noise Standards

All mixed-use buildings shall meet County standards contained for noise reduction, including standards for wall penetrations and air spaces between uses, roofs and roof penetrations, windows, sliding glass doors, HVAC systems and ventilation, and other noise reduction measures to achieve an interior noise level of 45 dB L_{dn} or less. Projects that include the construction of residential units within 25 feet of an arterial or thoroughfare (based on roadway classifications defined by the General Plan) right-of-way, shall at the time of Design Review, submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45 dB L_{dn} under future (cumulative case) traffic conditions.

8. Lighting

Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards and enhance safety for employees, the public and pedestrians.

9. Signage

Signage design standards for mixed-use development shall comply with Section 5.10, "Sign Regulations" and the following design standards.

- a. Placement and maintenance of project identity signage must be coordinated with the Sacramento County Division of Building Permits and Inspections, comply with ADA requirements, and the signage standards in Section 5.10.
- b. Project identity, wayfinding for autos and pedestrians, and multi-tenant building signage shall be designed and located as part of an overall district signage plan, where required. These signs should reflect the center's image and design themes; support the graphic identity objectives for the center and adjacent neighborhoods; and the merchandising needs of tenants.

10. Services and Utilities

a. Trash and Recycling Enclosures.

- (i) All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate.
- (ii) Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.
- (iii) There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

- b. Compliance with County Noise Ordinance. All commercial activities, including truck loading, operation of machinery, and human activity areas, located within proximity of a residential or agricultural-residential zone shall comply with the County Noise Ordinance. If complaints are received and non-compliance verified by the Environmental Management Department, then the Planning Director may require the property owner to submit an acoustical study prepared by a qualified acoustical engineer. Said study shall provide recommended physical and operational measures to bring the property into compliance. The Planning Director may require compliance with such measures as a condition of the business license as provided for in County Code Section 4.06.090. This requirement shall be applicable to existing and new commercial uses.

- c. Shopping Carts. All businesses shall comply with Chapter 9.76 of the Sacramento County Code relating to Unauthorized Use of Shopping Carts.

5.7.4. Project Review and Required Findings

All mixed-use development projects shall be subject to Design Review, in accordance with Section 6.3.2 and the standards that follow.

5.7.4.A. Mixed-Use Development Application

Applicants for a mixed-use project are encouraged to consult with the County in the early design stages of the project. Pre-application meetings are required for all discretionary Design Review projects, prior to submitting an application that may require one or more entitlements such as a Conditional Use Permit, Variance, or a

Special Development Permit. Concept design plans or development plans are encouraged to be shared at the pre-application meeting that describe and illustrate the location and quantity of proposed uses; sustainable features, the incorporation of Active Designs as defined in the County's Design Guidelines, and the layout of pedestrian, vehicular circulation systems, transit facilities, and areas devoted to open space, landscaping, parking, and on-site amenities; and the relationship of the proposed uses to the surrounding areas.

Plans submitted for Design Review shall be in sufficient detail to allow the Design Review Administrator and/or Design Review Advisory Committee to determine the exact nature and extent of the project and its consistency with the Design Guidelines. In approving any new Design Review application, project modification, or extension, the DRA/DRAC may impose conditions as reasonably necessary to carry out the intent and purpose of this Section. In addition to the review criteria for Design Review projects in Section 6.3.2, prior to approval of development plans in the mixed-use zoning district, the DRA/DRAC or other approval body shall make all of the following findings:

1. The proposed development is consistent with the General Plan, applicable Community Plans, and the intent and purpose of the mixed use zoning districts in this Section.
2. The proposed development, as conditioned, will not have a substantial adverse effect on the surrounding property or uses and is compatible with the existing and planned land use character of the surrounding area.
3. The proposed development is harmonious with the surrounding environment and meets the County's Design Guidelines. Buildings within a mixed-use development project must be compatible with each other and shall be designed as an integrated, unified project.

5.7.4.B. Phasing

For any mixed-use development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan to be reviewed in conjunction with site development plans to be submitted during Design Review. The Site Development Plan shall specify the chronology of development, including structures, public facilities, and infrastructure. The project shall be phased so the supporting public facilities and infrastructure are provided concurrent with their needs and are completed before the occupancy of structures. If the initial phase of development does not include a mix of uses, conditions may be applied to the development plan to ensure that a mix of uses is provided upon ultimate completion of all phases of the project. These conditions may include:

1. Consistency with the standards of this Section;
2. Agreements on time limitations for subsequent development phases;
3. The mix and/or development intensity of uses;
4. Traffic conditions analyzed as part of the development plan; and
5. Noise, safety, or other environmental conditions, or special circumstances of the project.

5.7.4.C. Development Plan Amendments

Revisions to an approved development plan will be subject to the project conditions of the approved project and findings in subsection A, above. Subsequent development plan review will be required, consistent with the procedures for minor and major amendments and the following criteria:

1. The Planning Director shall determine whether the proposed change to an approved plan is a major or minor amendment.
 - a. Minor amendments may be approved by the Planning Director, without a public hearing. When granting a minor amendment, the Planning Director may impose conditions as required to mitigate any negative effects of the change.
 - b. Major amendments to an approved development plan require a public hearing to be determined by the Planning Commission. When granting an amendment to a development plan, the Planning Commission may impose such additional conditions as may be required to mitigate any negative effects of the change.
2. The project is consistent with the general intent of the land use zone, including development standards in the Zoning Code, unless otherwise approved;
3. The number of residential dwelling units, density, or square footage of a non-residential use or structure, as applicable, does not exceed thresholds for the overall project, including:
 - a. The project does not trigger additional traffic impacts, safety, and traffic congestion, including the effects of traffic conditions on abutting streets, the adequacy of off-street parking facilities, and changes to circulation patterns within the boundaries of the development, when approved; or
 - b. Permitted or approved development densities, intensities, number of dwelling units per acre, and height limitations.
4. Project changes do not trigger any applicable environmental review requirements under CEQA, NEPA, or other laws.
5. The project is consistent with the approved character and nature of uses of the adopted plan. In that determination, the Planning Director may refer the plan revisions to the decision body of the original approval.

5.8. INSTITUTIONAL USES

5.8.1. Introduction

The Section provides overall development standards for institutional uses in any zoning district. Refer to Section 3.6 for special or specific institutional use standards. **The development standards in this Section are to be used in close concert with the County-wide Design Guidelines to achieve high quality projects that fit within the surrounding community. All institutional projects shall be subject to Design Review. Alternatives to these standards may be approved as part of the Design Review process pursuant to Section 6.3.2.E if the intent and purpose of the standards and guidelines are met.**

5.8.2. Development Standards for Institutional Uses

No building or structure may be erected or enlarged for any of the uses specified in Section 3.6, unless the following development requirements are provided and maintained in connection with such buildings or uses.

5.8.2.A. Yard Setback Requirements

1. Any building or structure used for any of the uses specified in Section 3.2, located in any commercial or industrial zoning district shall conform to the setback requirements specified in that zoning district.
2. Uses specified in Section 3.6, when located in zoning districts other than commercial and industrial, shall conform to the following setbacks:
 - a. **Front and Side Street Yard.** There shall be a front and side street yard of not less than 25 feet adjacent to all public and private streets without a PUPF and 31 feet adjacent to all public and private streets with a PUPF.
 - b. **Interior Side Yard.** There shall be an interior side yard of not less than six (6) feet.
 - c. **Rear Yard.** There shall be a rear yard of not less than 25 feet.

5.8.2.B. Landscaping

Landscaping shall be provided, cared for, maintained, and permits acquired as specified in Section 5.2.4, "Landscape Standards."

5.8.2.C. Setback for Trash and Recycling Container Enclosures

1. All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate. The enclosure shall be consistent in architecture with the project in which it is located. Enclosures for trash and recycling containers shall be located at least 31 feet from any public street, 15 feet from the edge of pavement of a private street, and 25 feet from any residentially zoned property, or property used for residential purposes. Adequate access for refuse pick-up shall be provided.
2. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards.
3. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the

disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on the above requirements to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.

5.8.2.D. Compliance with Noise Ordinance (County Code Section 6.68)

All activities, including truck loading, operation of machinery, and human activity areas, located within proximity of a residential or agricultural-residential zone shall comply with the County Noise Ordinance. If complaints are received and non-compliance verified by the Environmental Management Department, then the Planning Director may require the property owner to submit an acoustical study prepared by a qualified acoustical engineer. Said study shall provide recommended physical and operational measures to bring the property into compliance. The Planning Director may require compliance with such measures as a condition of the business license as provided for in County Code Section 4.06.090. This requirement shall be applicable to existing and new uses.

5.8.2.E. Shopping Carts

~~All businesses shall comply with Chapter 9.76 of the Sacramento County Code relating to Unauthorized Use of Shopping Carts.~~

5.9. OFF-STREET PARKING

5.9.1. General Provisions

5.9.1.A. Purpose

The purpose of this Chapter is to require off-street parking and loading spaces for all land uses in the unincorporated area of Sacramento County, sufficient in number to accommodate all vehicles which will be congregated at a given location at any given point in time by drivers and passengers who use or occupy the facility. Specifically, the off-street parking standards are provided to:

1. Ensure off-street parking and loading facilities adequately serve a majority of the traffic generated by development or land uses on site over time;
2. Maintain efficient use of land by avoiding excessive amounts of parking;
3. Provide adequate off-street parking, circulation, and access to support the viability of businesses in Sacramento County and preserve surrounding neighborhood property values;
4. Allow parking alternatives, including shared parking and reductions to off-street parking requirements for sites in close proximity to transit, providing good connectivity to the surrounding area and bicycle and pedestrian facilities, and/or other transportation demand management measures, as appropriate; and
5. Ensure off-street parking and loading facilities are designed in a manner that promotes the general welfare of the community, protects public safety, and minimizes adverse impacts to adjacent land uses.

5.9.1.B. Applicability

The standards of this Chapter shall be applied to new construction, establishment, change, or expansion of any land use or building in the County, including increases in floor area, seating capacity, dwelling units, occupants, employees, and other units of measurement used to generate the vehicular requirements in this Chapter. Operations associated with a land use shall not commence, nor a building occupied, unless off-street parking and loading facilities conform to the requirements of this Chapter. Exceptions to the standards in this Chapter are permitted when:

1. An adopted Specific Plan, Special Planning Area, Special Planning or Overlay District supersedes the provisions of this Chapter; or
2. A deviation has been granted through a Conditional Use Permit or Special Development Permit, in accordance with the provisions in Chapter 6.

5.9.1.C. General Standards

Accessible off-street parking areas shall be provided and maintained as set forth in this Chapter. The parking access area shall provide parking and maneuvering room for motor vehicles and for pedestrian safety and walkability based on the anticipated occupancy of a given building, structure, or area of land or water. In addition, every use shall provide at least the minimum number of vehicular off-street parking spaces required by Section 5.9.2; motorcycle parking spaces required by Section 5.9.8; and bicycle parking spaces required by Section 5.9.9, in accordance with the following methods.

1. Parking requirements for uses not specifically listed in the tables will be determined by the Planning Director, based on comparable uses in the table or through a parking analysis of similar facilities in the region.
2. Where there is a combination of principal uses in any one (1) facility, the sum of the parking requirements of these uses shall be provided unless otherwise indicated or a reduction of parking is permitted.
3. Calculations
 - a. **Rounding.** If the calculation of parking needs results in the requirement for a fraction of a parking space, such a parking space need not be provided unless the fraction exceeds 50 percent.
 - b. **Gross Floor Area.** Where the standards for parking set forth in this Chapter are based upon gross floor area, gross floor area shall be defined by the area within the surrounding exterior walls of a building (or portion thereof) including shared bathroom spaces, storage areas, and circulation areas, but exclusive of courts, vent shafts, and parking areas.
 - c. **Seating Capacity.** Where the standards for parking set forth in this Chapter are based upon seating capacity, the capacity shall be determined by reference to the building occupancy permitted or actual seating capacity of an area based upon the number of seats or one (1) seat per 18 inches of bench or pew length and one (1) seat per 24 inches of booth length for dining, but in no case shall seating be less than determined, as required by the Uniform Building Code, Section 3301. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

5.9.1.D. Building Permit for New Construction

Plans submitted for a building permit to construct a building which has parking areas shall include the design of the required parking area drawn to scale. Such plans shall include all parking spaces and maneuvering areas, curb cuts, landscaping and other improvements. The building permit shall not be issued until such parking plans have been approved by the Planning Director or his or her designee, and no final completion inspection approved until the parking spaces and required landscaping are installed. No business license shall be approved until final completion inspection is obtained, except that a business license may be issued providing a cash bond is posted by the property owner to assure completion.

5.9.1.E. Change of Occupancy or Use

For a change of occupancy where the parking demand is increased and where no new construction requiring a building permit is anticipated, but a new business license is required, the Planning Director or his or her designee shall review the parking requirements of the proposed use. No new business license shall be issued until the Director or designee has approved the parking plan. Two copies of such plan drawn to scale shall be submitted for approval. The plan shall show the whole property in question and shall show the means of ingress and egress, location of the building, parking spaces, landscaping, pedestrian paths of travel, pedestrian access and connections from the public street through parking lot to building entry, barrier curbs, irrigation system, lights and any other proposed facilities. If the plan conforms to the intent and provisions of this Section,

the Director or designee shall approve both copies, keeping one (1) copy on file and returning the other copy to the Tax Collector for issuance of any business license.

5.9.1.F. Nonconforming Use of Existing Facilities

Any building or use for which parking facilities become substandard by the adoption of this Chapter shall be considered a nonconforming use. Such nonconforming use may continue, but no enlargement or expansion shall be made in such use or building, unless the required number of parking spaces or parking area as designated by this Code are provided. Any change of occupancy or use in an existing building or lot which requires more parking spaces shall provide the additional parking areas required in this Code.

5.9.1.G. Parking of Inoperable or Unregistered Vehicles

1. Except as set forth in Section 3.8.4.D of this Code and Section 5.9.1.G.2, it shall be unlawful for any person to park or store, or permit others to park or store, any automotive vehicle or any trailer without current registration from the Department of Motor Vehicles on any lot in a residential, interim residential, interim estate, recreation, agricultural, interim agricultural, or agricultural residential zoning district.
2. Notwithstanding the prohibitions set forth in subsection 1, above, an automotive vehicle or a trailer without current registration from the Department of Motor Vehicles may be parked or stored in a fully enclosed building.
3. Except as set forth in Section 3.8.4.D of this Code and Section 5.9.1.G.4, it shall be unlawful for any person to park or store, or permit others to park or store, any automotive vehicle or any trailer in an inoperable condition, on any lot in any residential, interim residential, interim estate, recreation, agricultural, interim agricultural, or agricultural residential zoning district.
4. Notwithstanding the prohibitions set forth in Section 5.9.1.G.3, an automotive vehicle or a trailer in an inoperable condition may be parked or stored in a fully enclosed building.

5.9.1.H. Change of Parking Requirements

When parking requirements as set forth in this Chapter are amended, such amendment shall not invalidate a previously approved development plan, Conditional Use Permit, or building permit.

5.9.2. Vehicle Parking Requirements

Parking requirements shall be applied uniformly in accordance with the general provisions, based on land uses, regardless of the zoning district in which a land use is to be located; unless otherwise specified in this Code. Additionally, on-street parking may count toward satisfying off-street parking requirements for commercial service and retail uses and visitor parking at a 1:1 ratio. Motorcycle and bicycle parking spaces shall also be required and provided in accordance with Sections 5.9.8 and 5.9.9, respectively.

5.9.2.A. Residential Uses

Vehicular parking requirements for residential uses are provided in Tables 5.12 and 5.12A, below.

Table 5.18 Vehicle Parking Requirements for Residential Uses

Residential Uses		Minimum Parking Requirements
1. Household Living	Multifamily Residential Types	
	a. Apartment, Multiple Family Rental Dwelling	See Table 5.12A, below, for parking requirements.
	b. Condominiums	
	c. Townhomes, Rowhomes, Cluster Development, Small Lot Housing	
	d. Elderly or Senior Citizen Housing	0.5 spaces per dwelling unit (fully improved); 0.5 spaces per unit overflow or future parking reserve [1]
	Single Family Residential Types	
	a. Dwelling, Duplex or Halfplex	2 spaces per dwelling unit (minimum 9' wide x 19' long) [2] within the buildable lot area or property driveway of the front yard
	b. Dwelling, Single Family, not otherwise listed	
	c. Mobilehomes on Individual Lots	Standard is same as 1e-f above
	d. Family Day Care Homes, Foster Homes	Standard is same as 1e-f above, plus 1 additional space for every 10 or more persons receiving care in the home
	e. Mobile Home Park	2 spaces for each travel trailer and mobile-home space, plus 1 additional guest space for each 8 mobilehome spaces within the park
2. Group Living Facilities	a. Boarding Houses	1 space for every 2 occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the Uniform Building Code (UBC), except that fraternity or sorority houses and dormitories located within one-half (½) mile of the property line of the institution they use shall provide at least 1 parking space for every four (4) occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the UBC
	b. Fraternity or Sorority Houses	
	c. Dormitories or Other Group Care	
	d. Residential Care Home	Standard is same as 1e-f above, plus 1.5 additional spaces for every 6 adults receiving care in the home

[1] Overflow parking shall be used for additional parking for peak demand periods, i.e., Christmas, Easter, Mother's Day, while maintaining a landscaped atmosphere with usable open space. Overflow parking shall be

Table 5.18 Vehicle Parking Requirements for Residential Uses

Residential Uses	Minimum Parking Requirements
designed to support passenger vehicles, may be sodded or surfaced with permeable paving, and properly signed. The Director, based on valid complaints by neighbors, Fire or Sheriff personnel, or other agencies concerned with health and welfare issues may, at any time, request that future parking areas be fully improved for use by project residents and visitors.	
[2] When a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet.	

1. Additional Multifamily Residential Parking Requirements

- a. The minimum parking requirements for multifamily residential development are provided in Table 5.12A below. Refer to the requirements in the appropriate multifamily residential category.

Table 5.19 Parking Requirements for Multifamily Residential Development

UNIT TYPE	PARKING REQUIREMENT		
	RD-10, RD-15	RD-20, RD-25	RD-30, RD-40
Project Requirements			
Studio	1	1	1
One Bedroom	1.5	1.5	+ 1.5
Two - Three Bedrooms	2	+1.5 2.0	+1.5 2.0
Four + Bedrooms	2	2	2
Visitor [3]	0.6	0.5	0.5
Project Requirements within 1/4 mile of Transit Stop [2]			
Studio	1	1	1
One Bedroom	1	1	1
Two - Three Bedrooms	1.5	1.5	+ 1.5
Four + Bedrooms	1.5	1.5	1.5
Visitor [3]	0.25	0.25	0.25
[1] Parking may be reduced as a condition of Design Review, per the requirements in Section 5.9.5.			
[2] Transit stop refers to stops along a light rail line, bus rapid transit line, or other trunk line providing high frequency bus service with 20 minute or better headways, which is in existing service, under construction, or planned for service in Regional Transit's <i>Short-Range Transit Plan Ten Year Capital Program of Projects</i> .			
[3] Visitor parking is in addition to the required parking if all the spaces are assigned. Visitor parking may be included within the required parking requirement if one or none of the spaces are assigned.			

- b. One (1) parking space per unit shall be covered (carport or garage). As part of the Design Review, exceptions may be approved for affordable housing projects.
- c. Condominiums, townhouses, or similarly owned units where certain parking spaces are deeded, granted by easement, or otherwise permanent assigned spaces shall be located to be visible from a window(s) of the unit to which it is assigned, whenever possible, unless such spaces are contained within a

garage. The location and regulation of unassigned spaces shall be placed under the control of the project homeowners' association.

- d. Permanent, assigned, covered or uncovered spaces must be standard spaces, a minimum of nine- (9-) foot wide by 19-foot long. For projects with assigned spaces for each unit, up to 50 percent of the unassigned spaces may be compact spaces, and for projects with no assigned spaces, up to 30 percent of the spaces may be compact spaces. Unassigned standard and compact spaces shall be evenly distributed throughout the project.
- e. Visitor parking may be satisfied with on-street parking spaces on the property or on adjacent street frontages, at a 1:1 ratio. Visitor parking need not be in addition to required parking, where one or none of the parking spaces are not assigned. For townhomes and small lot development, street parking and private driveways may be counted toward visitor parking.
- f. The American with Disabilities Act (ADA) requirements and standards shall be met.
- g. Parking and paving directly touching against residential buildings shall be avoided. Paved surface parking areas shall be separated from the primary residential building by a minimum four- (4-) foot wide walkway and/or a minimum seven- (7-) foot wide landscape strip.
- h. Tuck under and subterranean parking may be permitted for projects in the RD-20 or higher density zoning districts.

5.9.2.B. Public, Civic, and Institutional Uses

Vehicular parking requirements for public, civic, and institutional uses are provided in Table 5.13.

Table 5.20 Vehicle Parking Requirements for Public, Civic, and Institutional Uses

Public, Civic, and Institutional Uses		Minimum Parking Requirements
Assembly Uses	<ul style="list-style-type: none"> • Place of worship Church or other Religious Institution 	1 space per 4 fixed seats within the main assembly room or 1 space per 50 square feet of seating area used for assembly
	e. Social Club, Fraternal Hall/Lodge	10 spaces per 1,000 square feet of seating area used for assembly
Education Uses	a. Business, Trade, or Vocational School	1 space per 3 persons (using maximum building occupancy)
	b. College, University	1 space for every 3 employees, plus 1 space for every 3 students
	c. School, K-12, Public or Private	<p>Elementary and Junior High Schools: 1 space per employee, plus 1 space for every 10 seats in the auditorium or multi-purpose room which-ever is greater, plus loading space for two buses.</p> <p>High Schools: 1 space per employee, plus 1</p>

Table 5.20 Vehicle Parking Requirements for Public, Civic, and Institutional Uses

Public, Civic, and Institutional Uses		Minimum Parking Requirements
		space for every 5 students
Parks and Open Space	a. Cemeteries, Crematorium, Mausoleums, Columbaria, and Funeral Establishments	1 space for every 5 seats in the main assembly room or 28 spaces per 1,000 square feet of seating area if there are no fixed seats, plus 1 space for each regular employee, plus 1 space for each vehicle operated on the grounds by the institution
	b. Public Park and Ancillary Uses	At least 5% of the total area of public parks over 10 acres
Social Care Uses	a. Convalescent Hospitals, Nursing Homes, Sanitariums, and Congregate Care Facilities	1 space for every 3 beds licensed by the County or State, plus 1 space for every 3 employees
	b. Adult Day Health Center/Child Day Care Center	1 space per employee, plus 1 parking space for every 8 children enrolled or adults cared for; parking requirements may be increased or decreased on a project by project basis, based on the decision of the hearing body.
	c. Hospital	2 parking spaces for each bed licensed by the State, plus 1 space for every 3 employees; outpatient facilities shall provide additional parking as required for a medical office
Utility, Public Service Facility	a. Major	1 space for every 2 employees on the premises at any one time including overlaps in shifts
	b. Minor	
Other Institutional Use Not Specified Above		1 space for every 3 occupants based upon the maximum occupant load of the institution at any one time, as determined by the UBC

5.9.2.C. Commercial Uses

Vehicular parking requirements for commercial uses are provided Table 5.14, below.

Table 5.21 Vehicle Parking Requirements for Commercial Uses

Commercial Uses		Minimum Parking Requirements
A. Commercial Service		
Animal and Pet Services	a. Boarding and Riding Stables, Riding Academy	1 parking space per 1 employee, plus 1 space per 5 stalls
	b. Veterinarian, Animal Hospital	4.5 spaces per 1,000 square feet of gross floor area

Table 5.21 Vehicle Parking Requirements for Commercial Uses

Commercial Uses		Minimum Parking Requirements
Business Services	a. Banks, Savings and Loans, and Credit Unions	3 spaces for every 1,000 square feet of gross floor area; or for spaces located in a commercial or mixed-use center, parking equal to the number of spaces required for each use in the center, unless mutual parking agreements allow a shared parking reduction [1]
Personal Services	a. Physical Fitness Centers, Health Studios, and Similar Uses	6 spaces per 1,000 square feet of gross floor area or 1 space per 1.5 occupants (the lesser of)
	b. Beauty/ Barber Shop and Similar Uses	1 parking space for every 250 square feet of gross floor area; or for spaces located in a commercial or mixed-use center, parking equal to the number of spaces required for each use in the center, unless mutual parking agreements allow a shared parking reduction.
B. Eating/Drinking Uses		
Bar		1 parking space per 3 seats, based on the capacity of fixed and movable seating, as determined under the UBC. Outdoor seating which numbers less than 25 percent of indoor seating is exempt from the parking requirement. Additional outdoor seating area shall be calculated at one-half of the requirement. For spaces located in a commercial or mixed-use center, parking equal to the number of spaces required for each use in the center, unless mutual parking agreements allow a shared parking reduction.
Restaurant, Sit-down		
Restaurant, Carry-out/Drive-through		
C. Entertainment/Recreation		
Swimming Pools		1 space for every 500 square feet of pool area
Tennis and Other Court Games		2 spaces for each court
Swimming and Tennis Clubs, Cabana Clubs, Public Neighborhood Pools, and Similar Recreational Uses		The number of spaces or amount of parking area required by the use requiring the greatest parking area, plus 50% of the parking required by the sum of other uses, as specified in this Section.
Pool and Billiard Rooms		2 spaces for each table
Card Rooms		1 space per 3 seats

Table 5.21 Vehicle Parking Requirements for Commercial Uses

Commercial Uses	Minimum Parking Requirements
Bowling Centers	6 spaces for each lane, plus parking for other principal uses within the bowling center such as restaurants, pool halls, cocktail lounges and other uses; refer to applicable standards for such uses
Skating Rinks	1 space for every 100 square feet of skating area, plus for other uses within the skating center such as snack bars, seating for observation, game rooms, and other uses; refer to applicable standards for such uses
Dance Halls, Ballrooms, Discos, and Incidental Dancing Areas	One (1) space for every 100 square feet of dance floor area. Incidental dancing areas in restaurants, bars, and other recreational uses shall provide parking according to the specified area standard above, based on the area of the premises devoted to the dance floor, in addition to the parking required by the principal use of the premise.
Golf Courses	10 spaces for each hole, plus required parking for other applicable accessory uses, including driving ranges, putting greens, showers and locker rooms, and maintenance shops or buildings
Batting Cages or Driving Ranges	1-1/2 spaces for each batting stand, tee, or shooter station
Miniature Golf Courses	1-1/4 spaces for each hole
Live Theater	1 space per 3 seats
Motion Picture Theater	
Auditoriums, Exhibition Hall, Public Assembly	1 space for every 30 square feet of floor area in the assembly hall
Marina, Boat Dock or Launch, and Ancillary Facilities	1 space per 2 berths, with 1/3 of the area improved and the remainder in turf area with automatic sprinkler system, plus two 10'x20' passenger loading spaces, paved and signed, at the marina entrances. These spaces may be located on-street, if approved the Sacramento County Department of Transportation.
Stadium, Race Track	1 space per 4 seats
Travel Trailer Park, Recreation Vehicle Park	1 1/2 spaces per travel trailer and recreation vehicle site, plus 1 car parking space per site

Table 5.21 Vehicle Parking Requirements for Commercial Uses

Commercial Uses	Minimum Parking Requirements
Other Recreational Uses	1 space for every 3 patrons or occupants who would use the premises at any one time based on the maximum occupant load, as determined by the UBC
D. Lodging Uses	
Bed and Breakfast Inn	1 space per guest room and 2 spaces for the resident owner or manager
Hotel, Motel	One (1) space per sleep room, suite, or housekeeping unit. For other principal uses on the premises such as restaurants, bars and meeting rooms, refer to applicable standards for such uses. For secondary or other accessory uses, 70% of the requirement specified for the use is applicable.
Farm Stay	1 space per guest room and 2 spaces for the resident owner or manager
E. Office Uses	
General Office Uses	3.5 spaces for every 1,000 square feet of gross floor area (interior hallways used for access to office suites shouldn't be counted in the floor area). Medical and dental offices and complexes exceeding 10% of the gross floor area of the office complex shall comply with the parking requirements in item 2 below.
Medical and Dental Offices	4.5 spaces for every 1,000 square feet of gross floor area. For services located in a commercial or mixed-use center, parking equal to the number of spaces required for each use, unless mutual parking agreements allow a shared parking reduction.
F. Retail and Wholesale Uses	
Appliance Repair Shops	3 spaces for every 1,000 square feet of gross floor area, plus 1 parking space for each employee. For shops located in a commercial or mixed-use center, parking equal to the number of spaces required for each use, unless mutual parking agreements allow a shared parking reduction.

Table 5.21 Vehicle Parking Requirements for Commercial Uses

Commercial Uses	Minimum Parking Requirements
Retail Furniture, Major Appliance, Floor Covering, Piano, and Organ Retail Sales	1 space for every 1,000 square feet of gross floor area; or for shops located in a commercial or mixed-use center, parking equal to the number of spaces required for each use, unless mutual parking agreements allow a shared parking reduction.
General Retail Activities (stand-alone uses, and neighborhood/community shopping centers and other mixed-use retail developments that utilize a common parking area through mutual parking agreements)	4 spaces for every 1,000 square feet of gross floor area. Up to 10% of the required number of spaces may be contractually committed to be used for park-and-ride purposes without affecting the total parking requirement of the center.
Building Material Sales	4 spaces for every 1,000 square feet of gross floor area in the main retail building, plus parking required in the uncovered sales area not located in the main building, based on item 5 below.
Uncovered Sales Areas (automobile, boat, or trailer sales; lumber or building material yards; plant nurseries; or other similar uses)	5 customer spaces for the first 5,000 square feet of uncovered sales area and 1 customer space for each additional 1,000 square feet of uncovered sales area, up to a maximum of 20 customer spaces, plus 1 parking space for each employee
G. Vehicle Related Uses	
Auto Repair and Service Shops	A paved surface area shall be provided to accommodate vehicles at a ratio of at least 5 vehicles for every 1,000 square feet of gross floor area (vehicle spaces need not be striped). For services located in a shopping center or other mixed-use retail commercial development, the appropriate shopping center requirement applies. Provided there are mutual parking agreements, the total cumulative gross floor area of the use does not exceed 10% of the gross floor area of the shopping center.
H. Other Commercial Uses, Not Specified Above	1 space for every 2 occupants based upon the maximum load, as determined by the UBC
[1] The greater requirement shall apply to that portion of the cumulative gross floor area exceeding 10% of the gross floor area of the shopping center.	

5.9.2.D. Industrial Uses

Vehicular parking requirements for industrial uses are provided in Table 5.15 below.

Table 5.22 Vehicle Parking Requirements for Industrial Uses	
Industrial Uses	Minimum Parking Requirements
A. Manufacturing and Processing Uses	
Assembly, Manufacturing, and Processing-Light	1 space for each employee, plus 1 space for each company operated vehicle; or 1 space for every 2,000 square feet of gross floor area, whichever is greater
Assembly, Manufacturing, and Processing-Heavy	
Assembly, Manufacturing, and Processing-Outdoor	
Manufacturing or Repair Plants with Multiple Shifts	2 spaces for every 3 employees on each of the larger shifts, plus 1 space for each company operated vehicle
B. Storage Uses	
Warehousing	1 space for each employee, plus 1 space for each company operated vehicle; or 1 space for every 2,000 square feet of gross floor area, whichever is greater
C. Office Parks	
Industrial Office Park	Sum of parking required for the various uses. For uses or tenant not known at the time of development, 3 spaces for every 1,000 square feet of gross floor area. [1]
[1] Calculation of required parking may be based upon net floor area, which excludes hallways, bathrooms, and mechanical rooms at such time as tenant improvements are authorized. The appropriate authority may permit the reservation of a portion of the required parking area, with installation deferred until tenant improvements are authorized. The reserved area shall be landscaped and maintained until such time as it is otherwise developed.	

5.9.3. Parking Size, Location, and Configuration

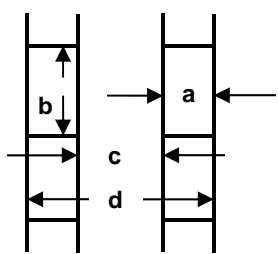
Every use shall provide the required off-street parking spaces in accordance with the dimensional and location requirements in this Section.

5.9.3.A. Off-Street Parking Space and Driveway Sizes**1. Parking Dimensions.**

- a. Tables 5.16 and 5.17 regulate the dimensions and drive aisle requirements for various angles of parking and one-way and two-way aisles, except for residential garages.
- b. Vertical clearance of all enclosed parking spaces shall be a minimum of seven (7) feet.

Table 5.23 Angle Parking				
Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"
<p>***Two-way aisle * One-way aisle</p> <p>Key Diagram:</p> <p>One-Way Aisle</p> <p>Two-Way Aisle</p>				

Table 5.24 Parallel Parking

Stall Width a	Stall Length B	Aisle c	Two Rows + Aisle d
9'-0"	20'-0"	12'-0"*	30'
<p>Key Diagram:</p> 			

2. **Special Provision for 90 Degree Single loaded Parking Aisles.** Parking lot aisles which serve as access to parking spaces on one (1) side only may be reduced to a width of 20 feet provided either a landscaped planter or pedestrian sidewalk at least five (5) feet in width is installed adjacent to said aisle.
3. **Residential Garages and Accessory Dwellings.** Parking, within enclosed garages or carports or outdoor spaces shall be required as provided in Table 5.12. Garages within residential and the residential portion of mixed-use zoning districts shall also conform to the standards, below, in Table 5.18.

Table 5.25 Garage Parking

Unit Type	Garage/Space Type	Minimum Dimension Requirements	Additional Regulations
Single Family or Multifamily	Attached or Detached Two Car	20' x 20' (400 sf) minimum interior, 18' driveway	Constructed of the same materials as the principal dwelling
Single Family	Attached or Detached Three Car	20' depth; 640 sf minimum interior	Third space may be tandem
Multifamily Rental	Single Unit-Assigned Parking	9' x 19'	Space shall be covered and assigned
Multifamily Ownership	Single Enclosed Garage	12' x 20'; 10' driveway	Automatic garage door required

4. **Shared Driveways.** Shared driveway access with adjacent lots is encouraged, subject to compliance with the following requirements:
 - a. The driveway is directly adjacent to a shared property line;
 - b. An easement for the use of the driveway is obtained; and

- c. The driveway width is adequate to serve the additional number of vehicles to be served.
5. **Compact Car Spaces.** Up to 50 percent of the required number of parking spaces may be sized for compact cars. Compact car parking spaces shall be at least eight (8) feet in width and 16 feet in length, and shall be clearly marked, "COMPACT". Compact parking spaces shall be distributed throughout the parking lot. Where an entire section of the parking lot is restricted to compact car parking with an angle of 90 degrees (90°), the aisle width may be reduced from the standard 25 feet to 23 feet; such compact sections, if used, should be located so as to minimize the distance from the section to the appropriate building or activity.
6. **Parking Spaces for the Disabled Handicapped.** Parking spaces shall be provided for the ~~disabled handicapped~~ in accordance with the Uniform Building Code and American with Disabilities Act and subject to approval by the Chief Building Inspector. Designated spaces are to be incorporated into the overall parking requirement for the project.
7. **Employee Parking.** Parking spaces for all commercial business and industrial uses designated for employees, where employee parking is required, shall be identified by the employer as "employee parking."
8. **Electric/Alternative Fuel Vehicle Parking.** Parking spaces providing electric vehicle charging stations shall be designed to comply with the California Building Standards Code and other federal and state regulations. Electric or alternative fuel vehicle charging station may qualify for parking reductions, as addressed in Section 5.9.5.C.1.g. **Parking spaces designated for electric vehicle charging stations shall be counted toward meeting the minimum parking requirement.**

5.9.3.B. Vehicular Maneuvering Area, Access, and Circulation

All parking areas shall be designed so that the parking spaces have suitable maneuvering space and access to and from a public street or alley.

1. **Access to Parking Areas.** Access to parking areas and curb cuts for driveways shall be approved by the Sacramento County Engineering Division to insure an efficient and safe traffic flow into the parking areas and along the public streets.
 - a. Where two way access driveways are used, the design shall include either:
 - (a) a planter with lawn or other low groundcover separating the entrance and exit lanes, including small signs denoting "enter only" and "exit only" appropriately placed, when approved by the Engineering Division; or (b) a painted line separating entrance and exit lanes, with stenciled enter/exit markings appropriately painted on the pavement. Provide well-marked pedestrian paths of travel to entry/exit points and at potential conflict points.
2. **Back out Parking.** Parking areas for commercial, industrial, and multiple family residential uses, not including duplexes and single family residences, shall be designed so that vehicles are not permitted to back out of the parking area onto a public street, enter and exit a facility or lot without reentering a public right-of-way, or make other hazardous turning movements.

3. If the circulation described in subsection 2, above, is not possible, a turnaround area shall be provided, subject to compliance with the requirements of the Sacramento County Engineering Division.
4. **Dead-end Aisles.** Dead-end aisles are discouraged. When used, 90-degree angle stalls are required.

5.9.3.C. Parking Location

Off-street parking shall be located in a parking area or building, as follows:

1. **Residential Development.** All off-street parking for residential uses such as a single-family detached dwelling, duplex, halfplex, or mobilehome shall be located on the same parcel as the development they are intended to serve, but shall not be located within a required corner setback area, except as otherwise provided in this Chapter.
 - a. No more than 40 percent of the land area between the front lot line and the front wall of the primary dwelling that is furthest from the front lot line (**Example 1**), or the area leading directly to a carport or enclosed garage (**Example 2**), whichever is greater, may be paved or used for vehicle parking; ~~except each parcel must provide a driveway or area of at least nine (9) feet in width and 19 feet in length for the off-street parking of each vehicle, and must provide a parking area for at least two vehicles.~~ Use of permeable paving is encouraged for vehicular areas on lots that exceed 15,000 square feet. On lots of 15,000 square feet or less, impervious surfacing is required for vehicle parking. A Minor Use Permit may be issued for alternatives to these requirements.

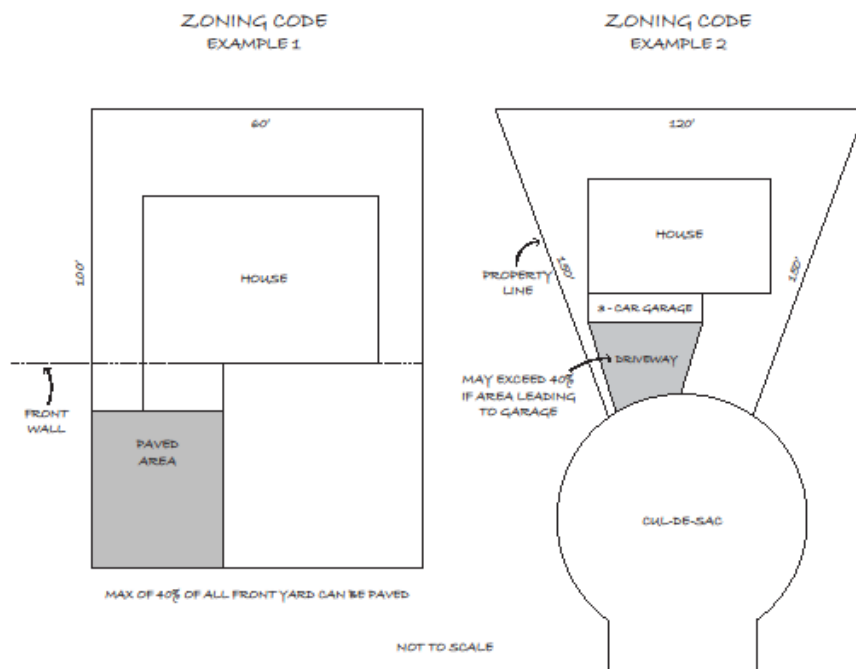


Figure 5-12:

- 2. Multifamily Residential or Mixed-Use Development.** At least one (1) space for each residential unit shall be located on-site; other required parking spaces may be located off-site, subject to standards for off-site parking in Section 5.9.7 and the following standards.
 - a.** Residential parking garages shall be located adjacent and behind the building elevation.
 - b.** Surface parking for commercial uses shall be located to the side or behind buildings, when feasible, and is discouraged at street corners, and in the front setback, but may be permitted subject to approval by the County at the time of Design Review.
- 3. Non-Residential Development.** Parking required to serve non-residential uses may be located on the same or different site as the uses served, subject to complying with the standards for off-site parking in Section 5.9.7. The owners of adjoining buildings or lots may provide parking space in common if the total parking space provided is equal to the sum of the individual parking needs or a shared parking reduction is granted.
 - a.** Surface parking areas may be permitted in the front, side, or rear setback areas, but discouraged at street corners and shall be subject to approval by the County at the time of Design Review. All parking areas shall be screened from public view.
- 4. Places of Public Assembly.** The parking for places of public assembly requiring more than 50 parking spaces may be located on the premises, within 600 feet of the premises, or a combination of both.

5.9.3.D. Parking Configurations

- 1. Tandem Parking.** Tandem parking shall be permitted for multifamily housing, the residential components of mixed-use projects, day care homes, and non-residential uses, subject to the following conditions.
 - a.** For day-care homes and non-residential uses, a full-time parking attendant shall be on duty at all times when the parking facility is available for use.
 - b.** For multifamily housing and the residential components of mixed-use projects:
 - (i)** Tandem spaces are required to be assigned for the same dwelling unit.
 - (ii)** Up to 10 percent of the total off-street parking spaces provided may be tandem parking.
 - (iii)** The minimum dimension for two parking spaces in tandem shall be nine (9) feet in width by 34 feet in length.
- 2. Tuck Under Parking.** Tuck under parking, parking below the unit and accessible from outside the unit, shall be permitted, subject to the following standards.
 - a.** Parking access is restricted to an alley, the rear 40 percent of the site, or designed such that parking areas shall not to be visible from the street or from an adjacent property.

- 3. Parking Structures.** Parking structures, buildings or structures use for motor vehicle parking, shall be permitted, subject to the following standards.
 - a. Parking structures shall not exceed the height of the main structure on the same property, if applicable, unless approved during Design Review.
 - b. In addition to the standards below, parking structures shall be subject to applicable regulations, including setback requirements, of the base zoning district, overlay zoning district, or special planning district.
 - c. All setback areas not occupied by the parking structure shall be fully and permanently landscaped and lit for security.
 - d. Parking structures, with at grade parking shall be screened by the architecture of the building and/or landscaping at the street level, or other standard establish during Design Review, unless the parking structure contains ground floor commercial uses adjoining the street.
- 4. Valet Parking.** Valet parking may be authorized through a special development permit as a mean of satisfying applicable off-street parking requirements, subject to satisfying the criteria for off-site parking in Section 5.9.7.

5.9.4. Improvement Requirements for Parking and Loading Areas

5.9.4.A. Drainage and Stormwater Quality Facilities

Drainage facilities shall be provided in all parking areas adequate to handle the drainage requirements of the subject property in accordance with the County Improvement Standards, to alleviate the creation of flooding and drainage problems for the subject property or any surrounding properties. Stormwater quality control facilities in parking areas must satisfy the County's stormwater management requirements and shall be designed in accordance with the current edition of the *Stormwater Quality Design Manual for the Sacramento and South Placer Region*.

- 1.** All surface water runoff shall be conveyed into a public right-of-way or storm drain, directed into planting areas, and/or a stormwater quality source control or treatment facility, as addressed in the standards that follow.
 - a. Drainage Systems shall be provided in accordance with Section 9 of the County's Improvement Standards.
 - b. Runoff shall be treated per the requirements of the latest National Pollutant Discharge Elimination System (NPDES) permit prior to entering the public right-of-way or storm drain, and shall comply with the source control measures in the Stormwater Quality Design Manual for:
 - (i) Loading and unloading areas: to minimize the chance of spills and leaks of pollutants that may include toxic compounds, oils and greases, nutrients, suspended solids, fluid from delivery vehicles, and other contaminants, into the storm drain system;
 - (ii) Wash areas in parking lot for vehicles and equipment: to minimize the chance of wash water that may contain oils and greases, metals, suspended solids, soluble organics, food waste, and/or detergents, from entering the storm drain system; and

- (iii) Waste and recycling storage areas in parking areas: to keep rain, run-off, and other site water from leaching pollutants into the storm drain system.

5.9.4.B. Surfacing Requirements

1. Surfacing shall be provided for all parking and loading areas, aisles, and driveways, in accordance with specifications of the Sacramento County Engineering Division to eliminate dust and maintain a passable surface, strong enough to bear vehicle loads at all times. Alternative paving materials, such as pervious or porous pavements and light-colored or high-albedo surfaces are encouraged, per the requirements of the Stormwater Quality Design Manual and must be approved by the Planning Director and/or Engineering Division. The Engineering Division may specify an appropriate surface where a paved surface is not required.
2. Parking areas using porous pavements, excluding single family dwellings or duplexes, shall be identified on parking area plans and provide documentation that the paving surface has been designed to support anticipated vehicle weights and traffic volumes that may result in maintenance issues such as surface cracking, crumbling, and erosion.
3. **At a minimum, vehicle storage areas must consist of a gravel surface.**

5.9.4.C. Marking of Parking Spaces

Parking spaces shall be marked or maintained on the pavement in a visible manner; and when required, aisles, loading zones, pedestrian walks, crossings, fire lanes, and any other directional markings or signs shall be installed as permitted or required by the Sacramento County Engineering Division to ensure the proper utilization of space, adequate traffic flow, and general safety.

5.9.4.D. Bumper Curbs, Wheel Stops

To ensure the proper maintenance and utilization of these facilities, parking areas shall be designed so that a parked vehicle does not overhang required sidewalks, planters or landscaped areas. A permanent curb, bumper, wheel stop, or similar device shall be installed which shall be adequate to protect the required sidewalks, planters, and landscaped areas from vehicular overhang and to protect any structure from vehicular damage. If such protection is provided by means of a method designed to stop the wheel, rather than the bumper of the vehicle, the stopping edge shall be placed no closer than two (2) feet from the edges of the required sidewalks, planter or landscaped areas and from any building, as illustrated in Figure 5-10, below. The Sacramento County Engineering Division may require other barrier curbs or wheel stops as deemed necessary to protect areas within or adjacent to the parking area from vehicular encroachment.

The innermost two (2) feet of each parking space (between the curb and any planter or sidewalk or bumper or wheel stop) may remain unpaved, and may be planted with low ground cover, and added to any required or proposed landscaping to allow for bumper overhang and reduce impervious surfaces. This additional planting area is considered to be part of the parking space and may not count toward satisfying any landscaping requirement.

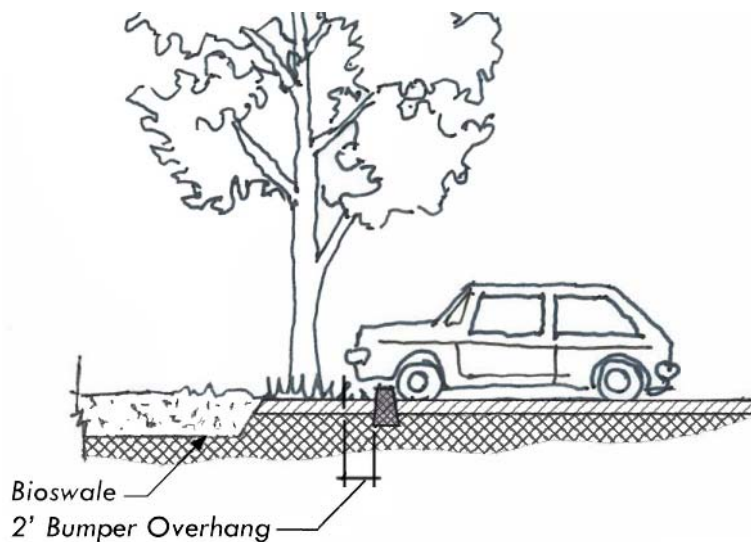


Figure 5-13: Example of Bumper Overhang

5.9.4.E. Additional Standards for Multifamily Residential and Mixed-Use Developments

Parking improvements in multifamily residential and residential portions of mixed-use developments shall comply with the following standards:

1. The design and materials used for covered parking structures shall be compatible with the design of the main structure on the property.
2. Metal carports with decking for roofs shall be prohibited. Metal posts painted to match the color scheme of the project may be acceptable, but shall not intrude in the minimum required designated area for the parking space. Trees, lattice/trellis structures, and/or decorative masonry walls shall be incorporated as part of carports to minimize visual impact.
3. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every seven (7) spaces.
4. Units and parking/driveway areas shall have a minimum five- (5-) foot landscaped separation, but in general are encouraged to be located as far apart as possible.

5.9.4.F. Parking Area Screening

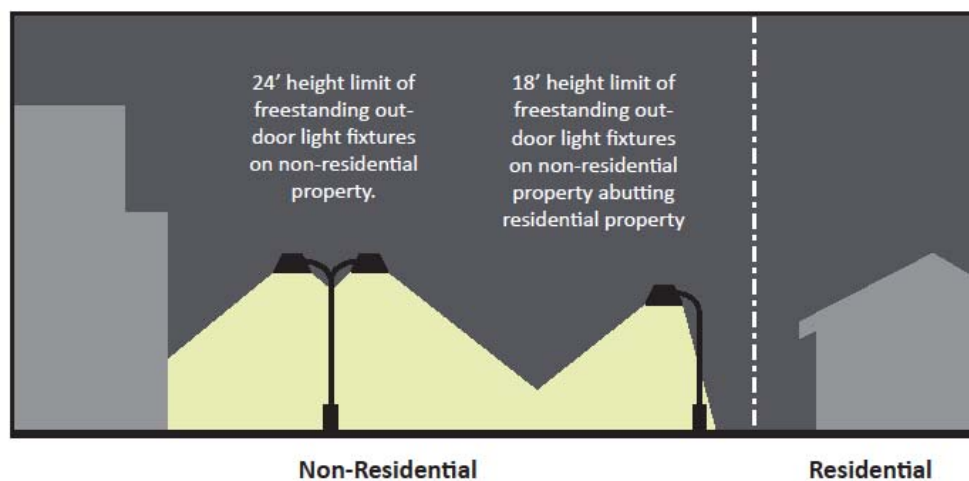
1. Parking lots and loading areas shall be screened from major public streets and adjacent residential uses with plants, trees, low walls, fences, berms, or grade changes that are a minimum of 30 inches tall. On that portion of any parking area located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the visibility requirements of the County's Improvement Standards.
2. A six- (6-) foot high wall and landscaping shall be provided adjacent to properties zoned for residential, interim residential, agricultural residential, interim estate, or agricultural uses, as identified in Section 5.2.4. The height of the fence shall be measured from the paved surface of the parking lot and may be modified with approval of a special development plan, where the appropriate

authority finds that due to a significant difference in elevation between parcels, different screening requirements are necessary.

5.9.4.G. Parking Area Lighting

1. Lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public right-of-way, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from residential properties. New light fixtures, serving uncovered parking lots shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America. New light fixtures, installed for parking area canopies or similar structures, shall be recessed or flush-mounted, using flat lenses. This standard shall apply to existing businesses.

Shielding Provisions for Outdoor Lighting



*Outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining

Figure 5-14:

2. The minimum lighting level shall be one (1) foot-candle of maintained illumination on the parking surface during the hours of use between one-half ($\frac{1}{2}$) hour before dusk and one-half ($\frac{1}{2}$) hour after dawn.
3. **Light Pole Locations.** Light poles shall be located as follows:
 - a. So as not to interfere with motor vehicle door opening, vehicular movements, or pedestrian travel paths;
 - b. Away from trees that may obstruct the lighting; and

- c. In perimeter planters and landscape islands between rows of parking, but discouraged within end row planters, planting islands parallel to parking spaces, tree wells, and in the required clear path of pedestrian walkways.

- 4. **Trash and Recyclable Receptacles.** One (1) trash and one (1) recyclable receptacle shall be provided in parking areas with 40 vehicular parking spaces or more. An additional set of receptacles shall be required for 100 vehicular parking spaces or more.

5.9.4.H. Alternative Energy Systems

Alternative energy systems (solar and wind), including provision of solar panels on parking lot shade-structures or carports and solar lighting fixtures or parking meters are permitted as an accessory use in all non-residential, multifamily residential, and mixed-use parking areas, subject to Design Review approval.

5.9.5. Parking Reductions

This Section provides the criteria, measures, and requirements for the reduction of off-street parking. Automatic parking reductions and those reductions approved through Design Review, either individually or on a cumulative basis, shall not exceed twenty five percent of the required parking for the development. Greater overall parking reductions may be approved by a Special Development Permit.

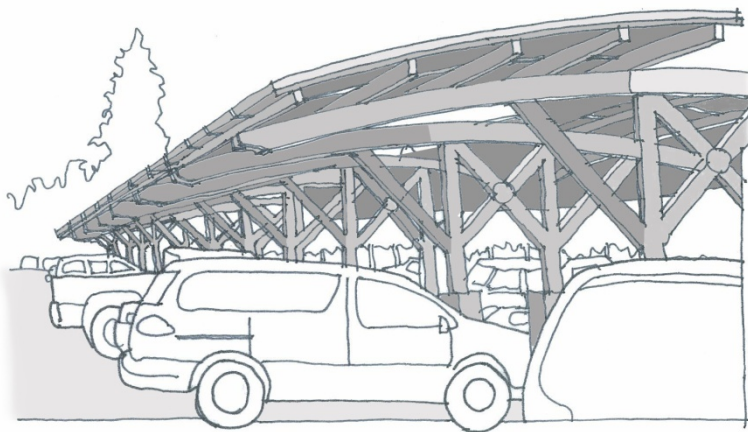


Figure 5-15: Solar Roof

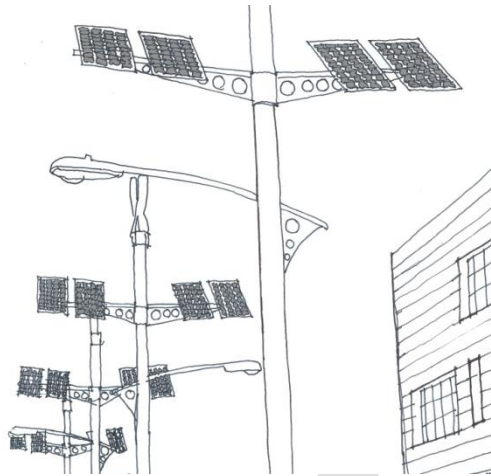


Figure 5-16: Solar and Wind-Powered Lights

5.9.5.A. Criteria

Required parking may be reduced through the Design Review process, subject to complying with the following requirements:

1. Project conditions such as, proximity to frequent transit service; special characteristics of the population residing, working, or visiting the facility; or parking reduction measures in Section C, below, justify the reductions.
2. Parking demand generated by the project satisfies the requirements for the uses served and does not result in a negative impact on the supply of off-street parking in the surrounding area.
3. **Parking Management Plan.** A parking management plan may be required as evidence or documentation necessary to demonstrate the conditions that warrant a parking reduction and should include:
 - a. Parking demand information that documents the need for fewer spaces (e.g. sales receipts, records of customer visits, information on parking use for similar facilities in the region, etc.);
 - b. Floor plans indicating the typical uses of the buildings; and
 - c. Programs that may be implemented that would reduce parking demand.
4. **If a parking reduction is based on specified uses, then those uses may not be replaced with an alternative use unless either additional parking is provided or a finding can be made that the alternative use has an equivalent or lower parking demand.** ▲

5.9.5.B. Review of Parking

In addition to the allowed parking reduction measures, below, parking may also be reduced upon request during Design Review, provided the project proponent can

demonstrate the parking demands would be less, or agreements with owners of adjacent property for shared parking are obtained.

1. The project proponent shall submit with the request documentation to demonstrate that unusual conditions warrant a parking reduction, such as:
 - a. Number of bedrooms per unit, considering rooms that could logically be converted to bedrooms.
 - b. Whether the parking for individual units is in open parking spaces in lieu of providing parking in garages or spaces restricted for the use of tenants only.
 - c. That the reduction would preserve existing landscaping and open space that would otherwise have to be removed to provide additional parking.
 - d. Multiple use of a parking area by uses having peak parking demands which occur at different times.
 - e. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed.
 - f. Other programs that will be implemented by the developer or tenant(s) which will result in a demand for parking at the site which is less than would otherwise occur, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a carpool or vanpool.
2. Parking reductions exceeding the maximums specified in this Section, or modifications of improvement requirements, may also be granted by the County Planning Commission, the Board of Supervisors, or the Zoning Administrator whenever such reduction or modification is considered in conjunction with a special development permit, or is heard in conjunction with a Rezoning, Conditional Use Permit, or Variance by the appropriate authority.
3. The appropriate authority may require as a condition of approval of the parking reduction the recordation of agreements or covenants, prior to issuance of a building permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

5.9.5.C. Parking Reduction Measures

The number of off-street parking spaces may be reduced **to a maximum of 25 percent**, subject to meeting the criteria in Section A and the following provisions. Following is a summary of allowable staff level parking reductions:

Table 5.26 MAXIMUM STAFF LEVEL PARKING REDUCTIONS	
Type	Maximum Reduction
Maximum Staff Level Parking Reduction	25%
Shared Parking	25%
Transit Accessibility	10%
Transit Supportive Plazas	10%

Table 5.26 MAXIMUM STAFF LEVEL PARKING REDUCTIONS	
Type	Maximum Reduction
Tree Preservation	10% (not more than six spaces total)
Bicycle Parking (non-required)	10%
Provision of Electric/Alternative Fuel Vehicle Parking or Provision of Electric Vehicle Charging Station	2:1
Preferential Parking for Carpool/Vanpool	5%
Shower/Locker Facilities	5%
Transit Waiting Shelter	10%
Motorcycle Parking	1:1 (one space can be reduced for each motorcycle space provided)
Available on-street parking	1:1 (one space can be reduced for each available on-street parking)

1. Multifamily, Mixed-Use, and Non-Residential Projects

a. **Shared Parking.** Where two or more uses on the same site are able to share the same parking spaces, because their parking demand occurs at different times, a parking reduction may be granted, subject to approval of a parking demand study, using the Urban Land Institute's accepted ratios and/or other appropriate source, approved by the Planning Director. The Planning Director may require a parking management plan, conducted by a licensed traffic engineer or other traffic professional. Off-site parking may also be considered for shared parking as described in Section 5.9.7.C.

b. **Transit Accessibility.** For development proposed within a one-quarter (1/4) mile of a station or stop for enhanced transit service as defined in Section 5.2.3.C, the following parking reductions may be granted:

- (i) For all projects within a one-quarter (1/4) mile (1,320 linear feet) of a transit station or stop, **or proximity to Class II or Class III bike lanes**, a maximum ~~25~~ **10** percent reduction in parking requirements may be granted when the reviewing authority determines that the parking management plan submitted by the applicant, justifies the parking reduction.

For mixed-use or non-residential development, adjacent to a transit station, a project proponent may request that some or all of the required off-street parking spaces be provided at the adjacent station, or that in-lieu fees or facilities be provided for use at the station. The request may be granted,

subject to submittal of a parking management plan and the finding from the approval authority that the substitution will be an incentive to, and a benefit for, the project; and will facilitate access to the development by patrons of the adjacent transit services.

- c. **Transit-Supportive Plazas.** On sites where at least 20 parking spaces are provided and a transit shelter is required on-site, transit supportive plazas may substitute for up to 10 percent of the required parking spaces on the site, subject to the following standards:
- (i) The plaza must be at least 300 square feet in area and shaped so that a 10-foot by 10-foot square will fit entirely in the plaza;
 - (ii) The plaza must include a lighted, transparent, and weather-protection shelter approved by Regional Transit, and a bench or other sitting area with at least five (5) linear feet of seating;
 - (iii) The plaza must include landscaping on at least 10 percent, but no more than 25 percent of the transit-supportive plaza. This landscaping is in addition to any other required landscaping or screening for parking areas in the Zoning Code; and
 - (iv) The owner of the plaza must record a public access easement that allows public access to the plaza.
- d. **Tree Preservation.** Minimum parking may be reduced by one (1) parking space for each tree 12 inches in diameter and larger that is preserved. A maximum of two (2) parking spaces or 10 percent of the total required parking may be reduced, whichever is greater. However, required parking may not be reduced below six (6) spaces under this provision.
- e. **Provision of Bicycle Parking.** Bicycle parking may substitute for up to 10 percent of required parking. For every three (3) non-required bicycle parking spaces that meet the short or long-term bicycle parking requirements, the motor vehicle parking requirement is reduced by one (1) space. Existing parking may be converted to take advantage of this provision.
- f. **Provision of Electric/Alternative Fuel Vehicle Parking or Provision of Electric Vehicle Charging Station.** Each electric/alternative vehicle space or electric vehicle charging station shall be permitted to substitute for two (2) vehicular parking spaces. The area needed for charging equipment shall count toward meeting the parking space requirements.
- g. ~~Provision of Renewable Energy Facilities.~~ Applicants may substitute a requirement for grid-intertie photovoltaic systems, small wind turbine system, or an active solar thermal system for up to 50% of the parking requirement when these systems are tied to an electric charging station, for up to a maximum of 5 spaces. For each parking space for which a solar or wind energy substitution is made, an applicant must provide:
- ~~(i) A small wind turbine or photovoltaic system (with 90% unobstructed solar access) with at least one (1) kilowatt (KW) of capacity; or~~

- ~~(ii) An active solar thermal system with at least 64 square feet of solar collector (with 90% unobstructed solar access) and sufficient summer load to utilize collector output.~~

2. Multifamily Residential and Mixed-Use Housing

- a. Parking reductions for multifamily residential and the residential portion of mixed-use projects within one-quarter (1/4) mile of transit shall be permitted, as provided in Table 5.12A, "Parking Requirements for Multifamily Residential."
- b. For affordable multifamily housing projects and senior housing projects, parking requirements may be reduced, subject to demonstration that on-site management can accommodate the parking needs of persons or families occupying individual units.

3. Trip Reductions for Large Non-Residential or Employment Centers. Some trip reduction requirements, described in Section 5.9.6, qualify for a reduction in parking requirements, subject to the criteria and minimum requirements for trip reduction measures that follow.

5.9.6. Trip Reduction Requirements

Trip reduction requirements ensure large non-residential development projects provide adequate alternative transportation facilities or programs which serve to reduce trips and parking demand. In return, some trip reduction measures may qualify for a reduction in vehicle parking requirements, according to the provisions in subsection D, below.

5.9.6.A. Applicability

The provisions of this Section shall apply to all major development projects defined as follows:

1. Any commercial, industrial, institutional, or other use which is expected to employ 200 or more persons, as determined by either actual employee projections or equivalent development size, pursuant to Section 5.9.6.C, and
2. Any existing facility or development which increases its gross floor area and, after such increase, exceeds the minimum equivalent development size described in Section 5.9.6.C.
3. The Planning Director may, if projected traffic conditions warrant, apply the provisions of this Section to developments smaller than those specified in Section 5.9.6.C.

5.9.6.B. Exempt Projects

Notwithstanding any other provisions of this Code, the following uses and activities shall be specifically exempt from the provisions of this Section.

1. Development projects expected to employ fewer than 200 persons.
2. Temporary construction activities on any affected project, including activities performed by engineers, architects, contractors, subcontractors, and construction workers.

5.9.6.C. Equivalent Development Size

For the purpose of this Section, the following minimum development sizes shall be considered equivalent to the 200 employee threshold described in subsection A. Minimum development size shall be based on the size of the overall development, not a particular phase or building within the development when determining if Sections 5.9.6.D through 5.9.6.H apply.

Table 5.27 Equivalent Development Size	
Type of Use	Minimum Development Size (in square feet) Equivalent to 200 Employees
Office (excluding medical)	50,000
Industrial Office Park (MP)	60,000
Hospital and Medical Offices	80,000
Commercial	100,000
Light Industrial (M-1)	95,000
Heavy Industrial (M-2)	130,000
Mixed or Multiple Uses	To be calculated based on the employee equivalent of the square footage or areas devoted to each use

5.9.6.D. Trip Reduction Measures

- 1. Passenger Loading Areas.** Public parking areas for major development projects, as defined in Section 5.9.6.A, shall designate a passenger loading area or areas for embarking and disembarking passengers from ridesharing vehicles.
 - a. Such passenger loading areas shall be located at the point(s) of pedestrian access from the parking area to the adjacent building, or buildings, and shall be designed in such a manner that vehicles waiting in the loading areas do not impede vehicular circulation in the parking area or pedestrian access to the building entry.
 - b. The passenger loading areas shall be designed as a turn out as indicated by Figure 5-14, below, and shall be large enough to accommodate the number of waiting vehicles equivalent to one-half ($\frac{1}{2}$) percent of the required parking for the project or building that it serves.
 - c. Passenger loading areas may be designed with porous pavements, in accordance with the surfacing requirements in Section 5.9.4.B.

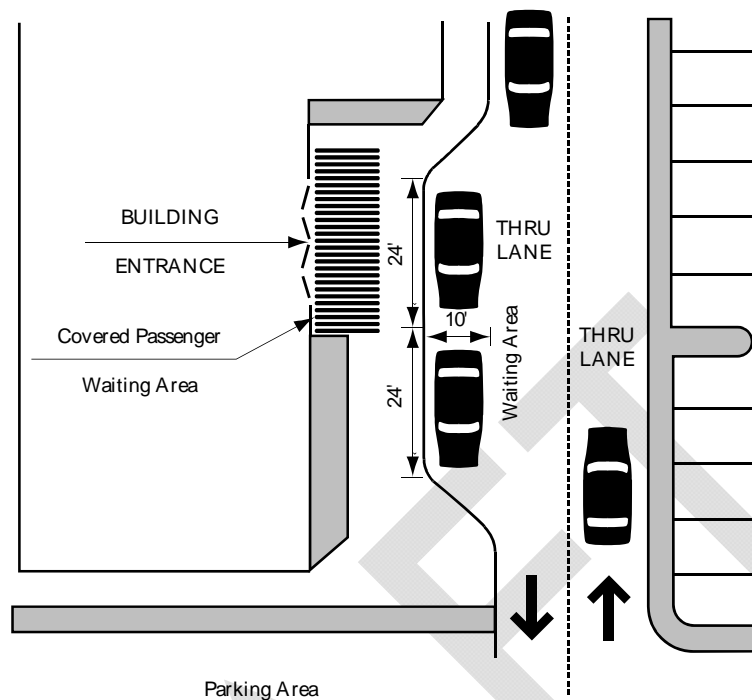


Figure 5-17: Passenger Loading Area Design

2. **Preferential Parking Spaces for Carpool and Vanpool Vehicles.** All major development projects, as defined in Section 5.9.6.A, shall reserve and designate at least 10 percent of the employee parking spaces for the project for ridesharing vehicles by marking such spaces "Carpool/Vanpool Only." The number of preferential parking spaces must be increased above 10 percent of the employee parking as necessary to accommodate all legitimate carpools and vanpools.
 - a. Such spaces shall be clustered near the building entrance(s), covered, shaded, or in some other obvious way, be demarcated as preferential.
 - b. For purposes of this Section, the factors listed below shall be used to determine the number of employee parking spaces.

Type of Use	Percent of Total Parking Devoted to Employee Parking
Office (excluding medical)	70%
Industrial Office Park (MP)	70%
Hospital and Medical Offices	50%
Commercial	30%

- c. **Parking Reduction Measure.** Office, institutional, mixed-use, or industrial developments which guarantee preferred parking spaces (e.g., covered,

shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one (1) vehicle space for every one (1) space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction is five (5) percent of required parking or up to five (5) spaces.

3. Shower and Locker Facilities. All development projects above the minimum development size thresholds identified in this Section shall provide shower and locker facilities for use by employees or tenants who commute to the site by bicycle or walking. Such facilities shall be clearly indicated on all development/improvement plans.

- a. The use of such facilities shall be provided at no cost to the user, except that at any development where a fee is charged for employee parking, the use of shower and locker facilities may be assessed at a charge not to exceed one-half ($\frac{1}{2}$) the charge for employee parking.
- b. One (1) shower and eight (8) lockers with minimum dimensions of 12 inches by 18 inches by 36 inches shall be provided for each 200 employees or fraction thereof, based on the equivalent development size data in Section 5.9.6.C.
- c. The design and/or management of the shower and locker facilities shall provide for access by both male and female employees (i.e., there is not a requirement for separate facilities).
- d. The shower and locker facilities must be located convenient to one another and should be located near the employee bicycle parking facilities whenever possible.
- e. **Parking Reduction Measure.** Developments with 100 or more employees may reduce their parking requirement by **five (5) percent** by providing shower and clothing locker facilities for use by employees or tenants who commute by bicycle or walking, in accordance with the above requirements.

4. Transit Waiting Shelters.

- a. Prior to the issuance of any building permit or approval of any improvement plans for any major development project, the property owner or project proponent shall sign and record an agreement with the County of Sacramento to provide for any easement(s) and/or construct a concrete foundation, and provide an electrical connection necessary to accommodate placement of a transit waiting shelter, when required. The determination as to whether a transit waiting shelter(s) easement and/or concrete foundation, and electrical connection is needed shall be made by the Planning Director after direct consultation with the public agency which provides, or is authorized by law, to provide transit services to the general public in the project area. This Section shall not be interpreted to require the provision of an easement and/or concrete foundation, or electrical connection, at a distance of more than 100 feet from the perimeter of the project site.
- b. **Parking Reduction Measure.** Refer to parking reductions for related transit-supportive plazas, in Section 5.9.5.C.1.c .

5.9.6.E. ~~Electric/Alternative Fuel Vehicle Parking~~

~~If provided, parking spaces for electric/alternative fuel vehicle parking with electrical vehicle charging stations may count for up to 2 required parking spaces.~~

- ~~1. Parking spaces providing electric vehicle charging stations shall be designed to comply with the California Building Standards Code and other federal and state regulations.~~

5.9.6.F. Requirement for Transportation System Management Plan

In addition to the other requirements of this Section, the Director shall be authorized to require the applicant, developer, or property owner of a development project to prepare a comprehensive Transportation System Management Plan, pursuant to Section 5.9.6.H, in conjunction with any application for a Rezone, Conditional Use Permit, Special Development Permit, Development Plan Approval, Development Agreement, or Variance, or a request for a building permit if the Director finds:

1. That the proposed project has the potential to increase local and/or area wide traffic congestion with an accompanying deterioration in air quality on a project specific or cumulative basis; or
2. That due to the proposed project's location and/or operational characteristics, development and implementation of a Transportation Systems Management Plan would have the potential for significantly reducing peak hour commute trips.

Similarly, for any development project which is expected to employ 500 or more persons, as determined by Section 5.9.6.C, the Director shall require the applicant to prepare a Transportation System Management Plan, pursuant to Section 5.9.6.I, in conjunction with any application for a Rezone, Conditional Use Permit, Special Development Permit, Development Plan Approval, Development Agreement, Variance, or a request for a building permit.

5.9.6.G. Contents of Transportation System Management Plan

A Transportation System Management Plan, as required by Section 5.9.6.H, is intended to describe the full set of facilities and services to be provided by a development project which is proposed to reduce the number of employee commute trips to the site. The plan shall include an exhibit indicating the location of trip reduction facilities and a written description of all trip reduction facilities and services. Facilities and services contained in the plan shall include those described in Sections 5.9.6.D through 5.9.6.E, above, plus any other facilities, amenities, or services intended to encourage carpool, vanpool, transit, bicycle, or pedestrian commuting. Such additional facilities and services may include, but are not limited to:

1. Bikeway linkages to establish bicycle routes, transit routes, or adjacent residential and commercial areas.
2. Walkways and other pedestrian linkages to nearby transit stops.
3. Transit stations, timed transfer stops, transit shelters, on site sale of transit passes/tickets and possible transit subsidies.
4. Community park and ride lots.
5. Provision of an employee transportation coordinator.

- a. on site at 1,000 or more employees
 - b. full time at 2,000 or more employees
6. Preferential parking program.
7. Alternative commute mode information services.
8. Work schedule management program.
9. Commuter matching services.
10. Bicycle facilities including storage, showers and lockers.
11. Provision of an owners/tenants association with responsibility for ongoing implementation of the plan including any necessary funding.

5.9.6.H. Review of Transportation System Management Plan

For any development project which is required to prepare a Transportation System Management Plan pursuant to Section 5.9.6.F, the appropriate authority shall consider the plan during its review and consideration of the application and may require the construction of any or all facilities contained in the plan as a condition of approval of the project.

5.9.6.I. Binding Agreements

The owners/tenants association, or the property owner(s) on behalf of a future owners/tenants association, shall sign and record an agreement with the County of Sacramento obligating the association to implement all the requirements of the Transportation Systems Management Plan and to provide any necessary funding to carry out the provisions of the plan.

5.9.7. Off-Site Parking Requirements

Where use of off-site parking is authorized to satisfy the parking requirements of this Chapter, parking may be provided by one or more alternatives in this Section.

5.9.7.A. Off-Site Parking Criteria

Off-site parking alternatives may be permitted, subject to approval during the Design Review process and compliance with the following criteria.

1. **Parking Distance.** Off-site parking spaces must be located no further than 1,200 feet from the primary entrance to a site and must provide a well-marked, safe, traversable pedestrian route, over and along publicly accessible streets or walkways, between the parking site and the buildings or structures they serve. The reviewing authority may waive this distance limitation for valet services, employee parking, or assurances that van or shuttle service will be in operation between off-site parking areas and their principal uses.
2. **Parking Requirements.** All off-site parking spaces shall be subject to the same standards for access, configuration, location, dimensions, etc. as is required for off-street parking in this Chapter. In addition, the following standards also apply.
 - a. Wayfinding signs clearly directing visitors and employees to off-site parking areas shall be placed and maintained by the property owner at the principal site location. Signs at off-site parking locations should specify which uses or tenants the parking area serves and any parking restrictions applicable to the land use.

3. **Off-Site Parking Agreement.** An agreement providing for the use of the off-site parking area, executed by the owner/tenants or other parties involved must be approved and guarantee the long term availability of the parking, commensurate with the uses they serve. Off-site parking privileges will continue for as long as this binding agreement remains in force.
4. **On-street Parking.** Additionally, on-street parking may count toward satisfying off-street parking requirements for commercial service and retail uses and visitor parking at a 1:1 ratio.

5.9.7.B. Collective Provision of Parking

Collective provision of parking may be approved where appropriate locations are identified for non-residential and mixed-use districts serving two (2) or more buildings or uses, in accordance with the following requirements.

1. Total parking spaces provided shall not be less than the sum of the requirements for the individual uses served, as identified in this Chapter, unless an exception is granted through a Special Development Permit.
2. Parking facilities on adjoining lots may share access and driveways, subject to a recorded covenant for the properties on which the facilities are located.
3. A covenant or agreement establishing the long-term availability, maintenance, and use of the collective parking area(s) shall be executed by all parties involved and approved by the County. Collective parking privileges will continue in effect for as long as the parking agreement remains in force. If the collective parking agreement lapses or is no longer valid, then parking must be provided for each use on-site, as required by this Chapter.
4. Where collective parking areas are located off-site from the served land use, the criteria in subsection A, above shall apply.

5.9.7.C. Shared Parking

Shared parking allows reduction of parking spaces for any site development or adjacent parcel proposing two (2) or more land uses where the hours of operation for the uses allows shared use of parking spaces to occur without conflict. Parking reductions are permitted, subject to the following standards.

1. A shared parking study is provided, using Urban Land Institute (ULI) accepted ratios or an equivalent source to be approved by the Planning Director as part of the Design Review application. The application shall clearly define and achieve project shared parking, accompanied by the following findings:
 - a. Land uses / buildings participating in the shared parking program demonstrate different parking demands;
 - b. Parking spaces designated for shared parking are not otherwise committed to satisfying parking requirements for some other use at similar times;
 - c. Spaces comply with the distance and other criteria, identified for off-site parking in subsection A.

2. The parking study shall use the following methodology:
 - a. Base parking requirements shall be calculated as the sum of the requirements for each land use, per the requirements of this Chapter;
 - b. When different land uses utilize a common parking area, the total number of spaces required to support the collective uses will be determined by parking profiles using ULI accepted practices or an equivalent source approved by the Planning Director, rather than by peak ratios for each land use;
 - c. Review and approval of the parking studies shall be at the discretion of the approval authority.
3. A shared parking agreement establishing the long-term availability, maintenance, and spaces required, commensurate with the use of the facility, shall be approved and recorded by the County. Shared parking privileges will continue in effect for as long as the agreement remains binding on all parties. If a shared parking agreement lapses or is no longer valid, then parking must be sufficiently provided for each use, as required by this Chapter.

5.9.7.D. "Park Once" Program

Establishment and participation in a "Park Once" program may be used to comply with off-street parking requirements in accordance with the following standards.

1. A "park once" parking strategy may be established for mixed-use or non-residential sites in a County-owned parking lot, parking assessment district, or other areas where opportunities exist to provide a centralized parking area, within walkable distance of adjoining businesses and uses that encourages patrons to park once and walk to their destinations.
2. A parking management plan shall be required to define the parking needs of participating sites or areas, proposed uses and/or programs, site or parking characteristics, including walkability, transit opportunities, and other factors that support the development of the program.
3. A covenant or agreement establishing the long-term availability, maintenance, and use of the collective parking area(s) shall be executed by all parties involved and approved by the County. Collective parking privileges will continue in effect for as long as the parking agreement remains in force. If the collective parking agreement lapses or is no longer valid, then parking must be provided for each use on-site, as required by this Chapter.

5.9.8. Motorcycle Parking Requirements

As defined in this Code, motorcycle parking includes parking for all two-wheeled motorized vehicles, including scooters, mopeds, and similar vehicles.

5.9.8.A. Motorcycle Parking Requirements

Parking areas with 40 or more automobile parking spaces must provide motorcycle parking according to the following standards.

1. One (1) motorcycle space must be provided for each 40 automobile parking spaces. For each one (1) required motorcycle space provided, the number of required vehicle spaces is reduced by one (1).

2. Motorcycle parking spaces shall be a minimum dimension of four (4) feet by seven (7) feet, with up to four (4) motorcycle spaces permitted for each vehicular space.

5.9.9. Bicycle Parking Requirements

5.9.9.A. Bicycle Parking Facility Classifications

Bicycle parking facilities and terms used in this Section are defined as follows:

1. **Class I Bicycle Facility.** Includes the following: a) an enclosed box with a lockable storage compartment, or bicycle locker, accessible only to the bicycle owner/operator; or b) a locked room in a structure designated for storing and securing bicycles.
2. **Class II Bicycle Facility.** A stationary bicycle rack designed to secure the frame and both wheels of the bicycle, where the bicyclist supplies only the locking device.
3. **Class III Bicycle Facility.** A stationary bicycle rack, typically with a cement slab and vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to the stationary object.
4. **Short-Term Parking.** Easily accessible bicycle spaces provided for the convenience of shoppers, customers, and other visitors, visiting for a short duration of less than two (2) hours. Short-term bicycle parking should be in proximity to the main entrance of a building, within 100 feet and visible to pedestrian and bicyclists; or located in a common bicycle parking facility along a pedestrian access route.
5. **Long Term Parking.** Bicycle parking in a secure and weather-protected place to serve employees, students, residents, commuters, and others who generally stay on the site for several hours. Long-term parking does not have to be provided on-site, but should be within a reasonable distance, no greater than 400 feet from the site, to encourage bicycle use. Bicycle parking must be provided in racks or lockers.

5.9.9.B. Minimum Bicycle Parking Requirements

Bicycle parking spaces shall be provided in compliance with the minimum requirements in Table 5.21 and the standards that follow.

Table 5.29 Bicycle Parking Facility Requirements [1]				
Use	Bicycle Spaces		Bicycle Parking Facility Class	
	Long-Term	Short-Term	Long-Term	Short-Term
All commercial, mixed-use, and service uses not otherwise listed	1 bicycle space for every 30 vehicle spaces required or 2 spaces, whichever is greater	1 bicycle space for every 30 vehicle spaces required or 2 spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Dinner restaurants, cocktail lounges	1 bicycle space for every 50 vehicle spaces required or 2 spaces, whichever is greater	1 bicycle space for every 30 vehicle spaces required or 2 spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks

Table 5.29 Bicycle Parking Facility Requirements [1]

Use	Bicycle Spaces		Bicycle Parking Facility Class	
Industrial	1 bicycle space for every 50 vehicle spaces required or 2 spaces	0	Class I lockers, or Class II racks in an enclosed lockable area	N/A
Office and institutional uses within commercial and industrial zoning districts	1 bicycle space for every 30 vehicle spaces required or 2 spaces, whichever is greater	1 bicycle space for every 60 vehicle spaces required or 2 spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Institutional uses in other zoning districts	Bicycle parking shall be determined at the time of issuance of a Conditional Use Permit.			
Multiple Family	For multifamily housing, a minimum of one (1) bicycle parking space per unit shall be provided on-site, with guest bicycle parking spaces provided at one (1) space per 10 units on-site.		Class I lockers or Class II racks shall be located close to and with direct access to multifamily buildings entries. Bicycle parking for guests shall be clustered in common areas for easy convenience.	
[1] Where the application of the above table results in the requirement for a fraction of a bicycle parking space, such a space need not be provided unless the fraction exceeds fifty (50) percent.				

5.9.9.C. Design Standards

Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. Each bicycle parking space shall be at least two- (2-) foot wide by six- (6-) foot long, with a five- (5-) foot maneuvering space behind the bicycle. The facilities shall be located on a hard, dust free surface, preferably asphalt or concrete slab and/or may also be mounted on a flat wall surface, with appropriate maneuvering space behind the bicycle.

5.9.10. Truck Loading and Unloading Areas**5.9.10.A. Quantity Receivers, Shippers**

All retail and wholesale stores, warehouses, supply houses, buildings devoted to manufacturing trade, hotels, hospitals or other buildings where large amounts of goods are received or shipped shall provide loading and unloading space adequate to handle the volume and frequency of truck traffic to the building or shopping center. The minimum number of spaces shall be determined in accordance with the estimated volume of truck traffic and loading requirements. Each required loading space shall be not less than 10 feet wide, 35 feet long, and 14 feet high, exclusive of driveways.

5.10. SIGN REGULATIONS**5.10.1. General Provisions****5.10.1.A. Real Estate Signs**

Real estate signs advertising the particular property on which the sign is located are authorized in all zones provided the following standards are met.

- 1. Number of On-Site Signs.** Not more than one (1) for lease or one (1) for sale sign is to be placed on the property (one Assessor's parcel), except that property bounded by more than one (1) street shall be allowed one (1) for sale sign or one (1) for lease sign facing each street, to a maximum of no more than two (2) signs per property.
- 2. Size and Location.** The size and location shall be determined according to Tables 5.22 and 5.23 below.

Table 5.30 Developed/Improved Property			
Zoning Districts	Maximum Sign Area (square feet)	Required Setback from Dedicated Public Street Right-of-way (feet)	Required Setback from Dedicated Public Street Right-of-way with PUPFs (feet)
M-1, M-2, MP, BP, SC, LC, GC, AC, TC, C-O, CC, C-1, C-2, NMC, CMC, CMZ	32	10	16
AG-160, AG-80, AG-40, AG-20, UR, IR, RR, A-80, A-20	24	25	31
AR-10, AR-5, AR-2, AR-1, A-10, A-5, A-2, A-2-B, A-1-A, A-1-B, O	16	20	24
RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RD-20, RD-30, RD-40, MHP, RM-2, Interim Estate Zones, Interim Residential Zones	5	10	14
SPA, DW	Area and setback requirements in special zoning districts shall be determined by the type of use allowed and shall be consistent with the above standards.		
Undeveloped/Unimproved Property in any Zone	24	25	31

- 3. Illumination.** Signs shall not be illuminated.
- 4. Sign Attachment.** Signs shall be permanently attached as follows:
 - a. Permanently attached to structures.
 - b. Permanently attached to ground except that signs on skids are allowed in developed parking areas and sites under construction. All skids and framing for sign shall be painted either white or earth tone colors.

5. **Height.** If attached to buildings, the sign shall not exceed the roof line or parapet wall of the building. If freestanding, the maximum height is six (6) feet except when the site grade is lower than the grade at the right-of-way line, sign height may be increased so the bottom of the sign panel is equal to the elevation of the grade at the right-of-way line. In no case shall a sign exceed a total height of 10 feet.
6. **Portable Off-site Directional Signs.** Notwithstanding the prohibition of Section 5.10.1.I, portable off-site directional signs may be utilized in conjunction with open house real estate sales activity provided that the directional portable signs do not exceed an overall size of nine (9) square feet including support, do not exceed a height of two and one-half (2- $\frac{1}{2}$) feet, and are not located within the street right-of-way. Signs may be on display only during those hours when the dwelling is open for public inspection.
7. **Time Limitation.** Real estate signs shall be removed within 30 days after sale of the property or immediately upon being leased.
8. Portable off-site directional signs located within County right-of-way are prohibited and may be removed/disposed of by County personnel without notice.
9. Any sign in violation of any provision herein may be removed by County personnel without notice.

5.10.1.B. Temporary Construction Signs

Where a building is under construction, temporary signs are authorized in all zones identifying the project architect, landscape architect, contractor, builder, proposed business, or lender, provided:

1. There is no more than one (1) such on-site sign.
2. The sign shall not exceed 32 square feet in area.
3. The sign is not illuminated.
4. The sign is set back from each street right-of-way not less than 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts) from the street right-of-way.
5. If attached to the building, the sign shall not exceed the roof line or parapet wall of the building. If freestanding, the maximum height is 10 feet.
6. The sign is stationary.
7. The sign is removed at the time of final inspection of the job.

5.10.1.C. Political, Religious and Civic Campaign Signs

Such signs are authorized in any zone for a period not to exceed 90 days provided:

1. Such signs are removed within 10 days following the conclusion of the campaign.
2. Said signs shall not be displayed in the Scenic Corridors as specified in this Chapter. Otherwise, signs shall not be within five (5) feet of the side property lines and shall be set back from the street right-of-way lines at least 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts).

3. Regulations. The Planning Director may adopt rules and regulations to regulate such signs.

5.10.1.D. Subdivision Signs

Signs for residential, commercial or industrial subdivisions are permitted as follows:

1. **Permanent Subdivision Identification Signs.** A permanent subdivision identification sign is permitted in any zone subject to the approval of the Planning Director provided that:
 - a. The sign shall be appropriate for the structure and landscaping design.
 - b. The sign shall be limited to a sign attached to an entrance fence or structure or a monument sign, not to exceed six (6) feet in height, not to exceed 24 square feet in size, be located in a maintained landscaped area, be located on a parcel within the subdivision and at a primary entrance; setback shall be 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts) from street right-of-way.
 - c. Sign shall be non-luminous except for low silhouette spotlight not creating a glare to adjoining property.
 - d. **Computation of Sign.** When the sign is composed of letters placed flat against a fence or structure with no distinguishable background, and that the fence or structure is painted in natural tones, the area of the sign may be measured by the height of the letters multiplied by the length of each line of letters, and may be computed at 75 percent of that total area; otherwise, the area of the sign shall be measured to the outside perimeter of the sign, including the area of any voids within a simple bounding perimeter.
 - e. **Alternative Size and Location Consideration.** In lieu of subsection a. through d., above, a permanent subdivision sign located within the public street right-of-way is permitted in any zone, subject to the issuance of a Conditional Use Permit by the Planning Commission when the Commission finds that the proposed sign meets the following:
 - (i) The surface area of the sign (one side) is no more than 24 square feet.
 - (ii) The edges of the sign are no closer than three (3) feet from the side edge of the median and at least 12 feet from both ends of the median.
 - (iii) The nearest edge of the sign is no closer than 20 feet (If PUPF easement: 26 feet) from the extension of the entering street's right-of-way line. A greater distance is required if horizontal curvature is involved.
 - (iv) The sign shall be no higher than six (6) feet above the nearest roadway surface.
 - (v) The sign shall not weigh more than 200 pounds.
 - (vi) The sign shall be of a breakaway type, be mounted on a breakaway base, or be mounted on breakaway wooden posts no more than four (4) inches by four (4) inches in diameter of redwood, or Douglas fir.

(vii) The sign may be placed only on streets with design speeds of 35 miles per hour, or less.

(viii) Signs shall not be illuminated.

(ix) Maintenance shall be the responsibility of sign owner.

2. Directional Subdivision Signs. Temporary directional subdivision signs are permitted in any zone, except MP, BP, C-O, and Special Sign Corridors, subject to the approval of a Temporary Use Permit by the Zoning Administrator and the maintenance of the following:

- a. The signs shall be located at primary streets providing directions to the subdivision.
- b. The signs shall be limited to a monument type sign, not to exceed 10 feet in height and 32 square feet in area, and shall be set back a minimum of 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts) from the street right-of-way line. If the grade at the location of the sign is below the grade at street right-of-way, then the sign height may be increased to a maximum of 12 feet in height upon the approval of the Zoning Administrator.
- c. The total number of off-site signs, including regional subdivision signs, shall not exceed six (6) signs for each final subdivision map.
- d. A minimum distance of 75 feet shall be maintained between a directional subdivision sign and any other sign.
- e. The permit for the directional subdivision signs shall be valid for five (5) years from the approval date.
- f. Approved signs shall have a legible, all-weather metal tag or plate affixed to the sign in an exposed location indicating the Temporary Use Permit Control Number, date of approval, date of expiration, and the name and address of the permittee.

3. Subdivision Signs. Subdivision signs are permitted in any zone, subject to the approval of Temporary Use Permit by the Zoning Administrator and the maintenance of the following:

- a. The signs shall be located at the primary entrance to a subdivision in which a subdivision sales program is active, or at the model homes.
- b. The signs shall be limited to a monument sign not exceeding 10 feet in height and 32 square feet in area, and shall be set back a minimum of 10 feet (If PUPF easement: 16 feet) from the street right-of-way.
- c. Notwithstanding the prohibition of Section 5.10.1.J.8 and 5.10.1.J.12, flags, other than flags of the United States of America and the State of California, and pennant flags attached to the ground may be used for advertising devices for special promotion of subdivision sales, subject to the approval of a Temporary Use Permit by the Zoning Administrator. The number and location of the signs and the length of time display shall be specifically designated.

- d. The permit for the subdivision sign shall be valid for five (5) years from the date of approval or to the termination of the subdivision sales program, whichever is first. Said permit may be renewed as necessary.
- e. Approved signs shall have a legible, all-weather metal tag or plate affixed to the sign in an exposed location indicating the Temporary Sign Use Permit Control Number, date of approval, date of expiration, and the name and address of the permittee.

4. Regional Directional Subdivision Signs. Temporary multi-sectioned directional subdivision off-site signs are permitted in the Agricultural Residential, Residential, M-1, and M-2 zoning districts, but are not permitted in the Special Sign Corridors, subject to the approval of a Temporary Use Permit by the Zoning Administrator and the maintenance of the following standards.

- a. Each sign shall meet the following location criteria:
 - (i) The sign shall only be located adjacent to streets with future rights-of-way of 80 feet or wider, providing directions to the subdivision. Each sign shall be located at least 300 feet from any existing off-site sign, including regional subdivision signs and 75 feet from any other freestanding sign. All sign separation measurements are to be measured radially.
 - (ii) The sign shall not require the removal or severe trimming of existing landscaping from planter areas required by the Sacramento County Zoning Code.
 - (iii) The sign shall not reduce parking availability as required by Section 5.9 of this Code.
 - (iv) The sign shall not be a visibility hazard to traffic on adjacent streets or parking areas.
 - (v) The sign shall be placed within the buildable area of the lot as defined in Chapter 5 of this Zoning Code.
- b. Multi-sectioned regional subdivision signs shall be limited to pole signs not to exceed 14 feet in height and shall contain no more than four sections, each four (4) feet by eight (8) feet (32 square feet) in area. Sign area shall not exceed 128 square feet per side.
- c. Double-faced signs must have panels which are no further apart than 24 inches.
- d. The total number of off-site signs for any single subdivision shall not exceed six (6) signs of any type.
- e. The issuance of a Temporary Use Permit pursuant to this Section shall not be subject to issuance of a Variance from the above standards, pursuant to Section 6.6.1 of this Code.
- f. Regional boards shall be designed to have four directional subdivision advertising sections per panel side.
- g. All parts of the supporting structure and all exposed surfaces of each regional subdivision sign shall be kept painted or covered with a durable material at all times.

- h. No type of advertising is permitted on the regional subdivision sign other than directions to residential subdivisions located within Sacramento County.
- i. The permit for the regional directional subdivision sign shall be valid for five (5) years from the date of approval.

5.10.1.E. Home Occupation Signs

Home occupation signs are authorized in any zoning district in which a home occupation use is permitted, provided:

1. No more than one (1) sign is authorized, regardless of the number of permitted home occupations.
2. Said sign shall not be illuminated or spotlighted.
3. Said sign shall be attached flat against the main building or in the window on the front of the dwelling providing primary access to the public or private street.
4. The area of the sign shall not exceed four (4) square feet.

5.10.1.F. Agricultural Signs

Signs for permitted on-site agricultural uses shall be authorized in all agricultural zoning districts, agricultural-residential zoning districts, or interim agricultural zoning districts provided:

1. There shall not be more than one (1) such sign.
2. The sign is not over 16 square feet in area for parcels less than five (5) acres and 24 square feet when exceeding five (5) acres.
3. The sign is not more than six (6) feet in height.
4. The sign is set back at least 10 feet (If PUPF easement: 14 feet) from the street right-of-way.
5. The sign is not illuminated.
6. The sign shall be stationary.

5.10.1.G. Place of Worship Church Signs

Identification signs for **places of worship** churches in commercial zoning districts shall be regulated by the development standards for signs in the commercial zoning district in which it is located. Identification signs for **places of worship** churches in all other zoning districts are permitted provided:

1. There are not more than two (2) on-site signs, one (1) of which may be a freestanding sign. This limitation shall apply irrespective of the number of uses on the property.
2. The total area of both signs shall not exceed a total of 36 square feet with the freestanding sign not exceeding 24 square feet.
3. The illumination of the sign, if any, shall be indirect and nonflashing.
4. The sign is located on the lot on which the **place of worship** church building is located and shall be set back not less than 10 feet (If PUPF easement: 14 feet) from the street right-of-way.

5. The height of the sign shall not exceed six (6) feet above the ground if freestanding. If attached to a building, the height of the sign shall not exceed the roof line or parapet wall of the building.
6. When the sign is composed of letters applied to the building without a distinctive background, the area of the sign may be measured by the height of the letters multiplied by the length of each line of letters, and may be computed at 75 percent of that total area; otherwise, the area of the sign shall be measured to the outside perimeter of the sign including the area of any voids within a simple bounding perimeter.
7. All signs shall be stationary.
8. Generally recognized and acceptable religious symbols that are freestanding or are attached to or part of the **place of worship** ~~church~~ (or attached to or part of a freestanding sign) may be exempt from the provision herein regarding height, area, and number of signs when approved by the Zoning Administrator.

5.10.1.H. Exempt Signs

The following signs are exempt from the provisions of this Code:

1. Approved highway directional signs;
2. Railroad signal signs;
3. Signs prohibiting trespassing and hunting;
4. Warning signs required by law or erected by public agencies;
5. Utility company signs identifying cables, conduits, danger, and so forth;
6. Public notices and announcements authorized by courts and public officials including neighborhood watch signs.
7. Signs on buses and taxis as advertising devices;
8. Signs on automobiles and trucks that are painted on or attached flat against the vehicle (e.g., magnetic signs) to identify or advertise the business, providing the primary use of the vehicle is for the business operation and the parking of the vehicle on private property is a normal function and is not parked in the required front or side street yards of the commercial zoning districts;
9. Window signs limited to painted signs on glazing, poster paper signs, and place cards attached to the inside of glazing of store fronts, providing that any single store front glazing (window) is not covered by more than 50 percent;
10. Signs that are painted on or attached to the windshield of a vehicle or boat, properly located for display;
11. Public telephone identification. Signs attached to a telephone booth, projecting wall sign to identify interior or wall mounted public telephone, and signs attached to a legal freestanding sign, providing that sign surface does not exceed four (4) square feet, and when attached to freestanding signs, the sign does not increase maximum height allowed for the freestanding sign. Such signs are prohibited from being attached to nonconforming signs, illegal signs, and lighting standards;

12. Regulation type signs for automotive service stations such as those required by other agencies as provided by Section 5.10.5.A.8;
13. Signs erected inside enclosed malls;
14. Signs erected out-of-doors within courtyards and mall spaces (below the height of enclosed buildings) within the buildable portion of the lot where signs are not visible from a public street or adjacent parcel;
15. Freestanding signs which only indicate the street address of the property on which the sign is located, providing that it does not exceed an area of four (4) square feet and is located with a setback of at least five (5) feet with a height no greater than 30 inches;
16. The flag of the United States, the State of California, and the official flag of any government or nonprofit organization;
17. Signs which only display time and/or temperature;
18. Barber poles at barbershops;
19. Exit, entrance, or other on-site traffic directional signs are permitted, provided: maximum height of 30 inches in required front yard, four (4) square feet, no advertising or message other than for traffic directional, and subject to review and enforcement authority. The height may be increased to a maximum of five (5) feet if signs are located within the buildable area of the project; and
20. Special signing required for drive-in windows for drive-in restaurants, banks, or similar businesses are exempt provided the sign copy is necessary for information, instruction, or directions and specifically related to the special use, subject to review and approval of the enforcement agency, which shall use discretion in approval of such signs related to number, location, height, size, and design.

5.10.1.I. Prohibited Signs

The following signs are prohibited in all zoning districts:

1. Abandoned, damaged and/or unmaintained signs;
2. Any sign that moves, fluctuates, reflects, revolves, flashes, blinks, is animated, or emits a varying intensity of light or color, except for electronic reader/video board and digital signs permitted by this Code;
3. Any living thing, including but not limited to people, dogs, etc., or any machine, statue, model, or imitation of a living thing, excluding generally recognized and acceptable religious symbols that may be approved as provided by Section 5.10.1.G.8; which is intended to communicate any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention-arrester, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business profession, enterprise, or industry;
4. Any sign displaying any obscene or untruthful matter;

5. Signs which are prohibited by the Obstruction of Corners regulations, Title 12, Chapter 12.12 of the Sacramento County Code; or located within a public right-of-way; or when located along a right-of-way with a PUPF easement, located within 16 feet of the public right-of-way, unless otherwise permitted by this Code;
6. Signs which include the words "Stop, Look, Listen" or any other word, phrase, symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead, or confuse traffic;
7. Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic;
8. Inflatable or lighter-than-air devices of any kind, including but not limited to balloons, when attached or secured from the ground or to any object on the ground;
9. Flying signs, such as blimps or kites, designed to be kept aloft by mechanical, wind, chemical, or hot air means;
10. Signs projecting over roofs and roof signs except where specifically provided for under the provisions of signs attached to buildings;
11. Signs projecting from buildings except where provided for in special sign district ordinance or otherwise specifically provided for;
12. Any other advertising device attached to a building, fence, pole, or vehicle on display not specifically mentioned, unless otherwise provided for in this Code;
13. Signs on exempt structures (Section 5.2.2.B), exceeding the height of an otherwise permitted building, except where permitted pursuant to Section 5.10.1.K.7;
14. Any other advertising device attached, burned, cut, or otherwise marked or affixed to the ground, building(s), fence(s), pole(s), tree(s), rock(s), or other natural feature(s), or vehicle(s) on display not specifically mentioned, unless otherwise provided for in this Code;
15. A-frames, portable reader-board advertising devices, and other similar portable signs, except for those temporary real estate signs for an open house as provided for in Section 5.10.1.A.6;
16. Feather or wind signs; and
17. Banners, flags other than those listed in Section 5.10.1.H.16, and pennants, except as otherwise approved on a temporary basis as provided in Section 5.10.1.J.

5.10.1.J. Temporary Signs

The County permits the use of temporary signs for **uses such as** special events, sales, promotions, etc. **that have been approved pursuant to Section 3.10.3.C. The County** ~~and~~ does not allow the display of these types of signs for continuous marketing efforts. Temporary signs require the issuance of a Temporary Use Permit by the Zoning Administrator. Temporary signs are permitted for 30 consecutive days within the first 90 days of the grand opening of a business and may be permitted for an additional

period of up to 30 days within a given calendar year, annually. Beyond the grand opening display period, temporary signs may have their display time split up into as many as 10 three-day periods, or may join the time allotments as the business sees fit and described in detail in the application for a Temporary Use Permit. Businesses that violate the provisions of this Code may have the Temporary Use Permit denied by the Zoning Administrator. All temporary signs shall be professionally made and constructed of durable materials that will withstand the elements. All temporary signs shall be maintained in a like-new condition and be set back a minimum 10 feet (If PUPF easement: 16 feet) from the street right-of-way.

In all instances, the following types of temporary signs may be considered for approval with a Temporary Use Permit by the Zoning Administrator:

1. Banners

- a. The sign shall be affixed securely to the face of a building or permanent sign. The sign shall not be suspended in the air, or affixed to poles, fences, trees, vehicles, or other devices.
- b. There shall be no more than one (1) sign per side of a building or permanent sign, per permit, and in no event shall there be more than three (3) signs present per permit.

2. Flags

- a. The flag shall be mounted on an approved pole or standard, subordinate to the flag of the United States and State of California.
- b. No more than three (3) flags may co-exist on a flagpole.
- c. **Signs known as feather flags or banner flags are prohibited.**

3. Pennants

- a. There shall be no more than three (3) signs permitted per permit.
- b. The sign shall not be attached to any other sign, either directly, or indirectly, by rope, twine, string, or other appurtenance.
- c. The sign shall come no closer than eight (8) feet to the ground and shall be mounted on a permanent, un-natural fixture such as a light pole or other similar device.

4. Search Lights

- a. The sign shall be limited to one (1) machine, located in the buildable portion of the lot and not in required landscaping or required parking.
- b. No more than four (4) lights on one (1) machine may be shown skyward at one (1) time.
- c. Upon receiving direction from the Sheriff's department or any other law enforcement agency to cease using the search lights, the use will be discontinued and not resumed until approved by the law enforcement agency that caused the lights to be turned off.

5. Co-location of Temporary Signs

- a. The temporary signs identified herein may be used in any combination an applicant so chooses, as identified on the temporary sign permit application, except that any combination may not exceed a total of three (3) temporary signs per permit.
- b. No more than three (3) temporary sign permits shall be active and in use at the same time on the same property or in the same shopping center.

5.10.1.K. Special Provisions

1. On-site electronic reader/video boards or digital signs are permitted subject to obtaining a Conditional Use Permit from the Planning Commission, and provided that the message shall be for on-site advertising or for public information messages. A time interval of four (4) seconds minimum for changing copy or display shall be adhered to, consistent with and pursuant to standards adopted by the State of California, Department of Transportation. If the electronic reader/video board or digital sign portion of any permitted sign for on-site advertising or for public information messages is 50 percent or less than the total sign area, the sign is permitted and a Conditional Use Permit shall not be required. **If any on-site digital display exceeds 200 square feet, the sign must be located at least 500 feet from a residential zone and at least 2,500 feet from another on-site or off-site digital sign.**
2. Illuminated signs in store front window glazing shall be considered part of the total sign area, and regulated by the standards for the zoning district.
3. Except for general recognized and acceptable religious symbols that may be approved as provided for by Section 5.10.1.G.8, art or statuary, real or simulated, that is proposed as part of a sign design may be permitted, provided that it is computed as part of the total sign area.
4. **Sign Setback.** Except as provided herein, setback for signs shall be measured from the future right-of-way as provided by Section 5.2.1 to the closest edge of the sign. For streets which are improved to a width less than the future right-of-way, setback for signs may be measured from the existing improvements meeting current County standards, provided that a relocation agreement shall be recorded at the owner's expense which guarantees that the property owner agrees to relocate the sign at his/her own expense to the required setback from the right-of-way at such time that the County widens (or causes to be widened) the street to the future right-of-way. For parcels where improvements are not complete to meet present County standards, setback shall be measured from that point which would abut County standard improvements if they were installed. For parcels that do not have existing improvements and where other parcels within the same block have improvements, the setback may be measured from a projection of existing street improvements within the same block. In no case shall a sign be located within the dedicated right-of-way.
5. All signs projecting over walks, halls, corridors, passageways or aisles shall be installed in compliance with the Handicapped Access Regulations, California Code of Regulations, Title 24, State Building Code, Part 2, Section 2-1721, "Protruding Objects."

6. A business may be advertised on a directory pole sign that is located on a nonadjacent parcel when the project utilizes common facilities, such as driveways and parking areas.
7. Identification signs on those structures for which height exemptions are allowed (Section 5.2.2.B) are permitted in the M-2 zoning district subject to a minimum parcel size of 50 acres and provided all other development standards are met for the structures.

5.10.1.L. Community Interest Group Signs

Community interest group signs identifying fraternal, benevolent, social services, and religious organizations and setting forth time, place, and location of meetings within the community are permitted in any zoning district, provided:

1. Such signs are supported on a single standard or combined into a single sign.
2. The overall area of such signs as a group does not exceed 100 square feet and the area of the sign devoted to any one (1) of such organizations does not exceed 20 square feet.
3. No more than four locations for such signs will be permitted within any town or community or unincorporated area constituting a district place with a name and common interests.
4. The minimum setback for such signs from the nearest right-of-way line of a street shall be 25 feet (If PUPF easement: 29 feet) in the interim residential zoning districts, and 20 feet (If PUPF easement: 24 feet) in the residential and agricultural-residential zoning districts. In the commercial or industrial zoning district, the street setback shall be 10 feet (If PUPF easement: 16 feet), and the separation from any other freestanding sign shall be 75 feet.
5. A Minor Use Permit by the Planning Director is required for any community interest group sign. Notwithstanding any other provisions of this Code, no fee shall be required for filing application for the use permit required by this subsection.

5.10.1.M. Identification Signs

1. Identification signs for public and private schools, colleges, universities, and parks are authorized in any zoning district, provided:
 - a. There shall be no more than one (1) such on-site sign at each major entrance to the school or park.
 - b. Each sign shall not exceed 24 square feet in area.
 - c. Illumination of the sign, if any, shall be indirect and non-flashing.
 - d. The setback is not less than 10 feet (if PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning district) from the street right-of-way line.
 - e. If attached to a building, it must be flat against the building and the height of the sign shall not exceed the roof line or parapet wall of the building. If freestanding, the maximum height is six (6) feet.
 - f. The sign is stationary.

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- b. The height of the sign does not exceed six (6) feet.
 - c. The sign shall be located at least 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts) from any street right-of-way line and shall be located within a planter with not less than three (3) feet of landscaping all around the base of the sign.
 - d. There shall be no flashing, moving, or animated illumination. Lighting of signs shall be arranged so that the source of the light shall not be visible from adjacent property or a public street.
5. Group directional identification off-site signs along primary highways and County roads, including Scenic Corridors, for the purpose of providing directions for recreational facilities within the Delta area when in the best interest of the general public to locate said recreational business is permitted subject to a Conditional Use Permit by the Zoning Administrator. Sign copy shall be limited only to the names of the recreational business and directional information. The size and design must be appropriate for the area; and the Zoning Administrator is to approve same including determination of height, setback, location, and illumination limited to spotlight.
6. Except for those community identification signs that may be erected within the right-of-way by the Sacramento County Department of Transportation, identification signs for communities are permitted subject to issuance of a Minor Use Permit, and the following provisions:
- a. There shall be no more than one (1) such sign at each major entrance (e.g., along a thoroughfare or highway) to the community.
 - b. The sign shall not include advertisement for any businesses, services, or products available for sale within the community.
 - c. The sign shall not exceed 24 square feet in area.
 - d. The height of the sign does not exceed six (6) feet.
 - e. The sign shall be located at least 10 feet (If PUPF easement: 14 feet in residential and agricultural-residential zoning districts, and 16 feet in all other zoning districts) from any street right-of-way line.

5.10.1.N. Billboard Signs

Billboard signs, including digital and static billboards may be located in any commercial, mixed-use or industrial zoning district located within 1,000 feet of a designated Freeway on the Sacramento County Transportation Diagram, subject to the standards below and securing a Conditional Use Permit from the Board of Supervisors, after a recommendation from the Planning Commission.

1. **Area.** The total area of any off-site sign shall not exceed 720 square feet, nor shall the sign exceed the length of 50 feet.
2. **Location.** Except for digital billboards, each off-site sign shall be located not less than 300 feet from any other off-site sign; nor closer than 75 feet from any on-site freestanding sign. No off-site sign shall be located within 300 feet of a parcel located within any Agricultural, Agricultural Residential, or Residential zone; nor

shall any such off-site sign be located more than 1,000 feet from a parcel lawfully used for commercial or industrial purposes.


Each off-site sign shall be so located that the part of the sign closest to the street right-of-way shall be not less than 50 feet from the right-of-way, except where the parcel of land has been developed under the provisions of Section 5.5.2. An off-site sign may be permitted with a setback the same as the building on the parcel with a minimum setback of 25 feet (If PUPF easement: 31 feet). See Sections 5.10.1.K.1 and 5.10.1.N.8.d for separation requirements for digital sign requirements.

3. **Height.** The maximum height for off-site signs shall be 50 feet.
4. **Measurement.** The following methods shall be used to measure the spacing of off-site signs regulated by this Section:
 - a. When measuring the separation of signs or uses along a public street, the location of each sign shall be projected at right angles to the center line of the street and distance measured along the street center line between the two points projected thereto.
 - b. When measuring distance between signs located on parcels located at intersecting streets, the sign location is to be projected at right angles to the street center line and the distance is measured on the center line of the two streets between the two projected points. Only one (1) off-site sign shall be permitted per corner parcel.
 - c. Any measurement from a sign to another land use zone shall be by straight line measurements from the closest point of the sign to the zoning boundary.
5. **Aesthetics**
 - a. The sign will not require removal or substantial trimming of existing vegetation or landscaping.
 - b. The sign will not obstruct or obscure on-site signs on the same or adjacent properties.
6. **Traffic Safety**
 - a. The sign will not be a visibility hazard to traffic on adjacent streets or parking areas.
 - b. The sign will not reduce parking availability as required by Section 5.9 of this Code.
 - c. The sign will not interfere with on-site vehicular circulation.
7. **Compatibility.** The sign will not have substantial detrimental effects on views from and light striking adjacent or surrounding properties.
8. **Digital Billboards.** The following additional development standards shall apply to all digital billboard signs:
 - a. Digital billboard signs may be located in any commercial, mixed-use or industrial zoning district, subject to a Conditional Use Permit, or an amendment to an existing Conditional Use Permit in the case of the conversion of a static

billboard sign, from the Board of Supervisors, after a recommendation from the Planning Commission.

- b. **Illumination.** Digital billboards may be internally or externally lit; the light cast through reflection or glare onto surrounding objects, or illuminance, is measured in foot-candles. Signs shall not be illuminated at more than 0.3 foot-candles above ambient light, as measured using a foot candle meter at a distance of 250 feet from the sign face. Each display must have a light sensing device that will adjust the illuminance of the sign as ambient light conditions change.
 - c. **Luminance.** Through LED technology, digital billboards directly emit light, or luminance, the intensity of which is measured in nits. Luminance levels shall not exceed 7,500 nits during daylight hours and 300 nits at night. Each display must have a light sensing device that will adjust the luminance of the sign from dawn to dusk.
 - d. **Location.** No digital billboard shall be located within 2,500 feet of any other digital billboard or on-site digital sign with over 200 square feet of digital display. Digital billboards shall be located at least 500 feet from a parcel located within any Agricultural, Agricultural Residential, or Residential zone.
 - e. **Operational Limitations.** Digital displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement during the static display period, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement. Each static message shall not include flashing lighting or the varying of light intensity.
 - f. **Minimum Display Time.** Each message or display on the sign must remain fixed for a minimum of eight (8) seconds, and the maximum time allowed for transitions between message displays shall be one (1) second.
 - g. **Future Technologies.** The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated above and does not result in a physical change in the appearance of the sign may be approved administratively by the Planning Director.
 - h. **Community Messaging.** The County shall be provided with access to a portion of the total available display time to allow for messages of community interest. This access shall also include other appropriate agencies for the purpose of displaying public safety messages such as Amber Alerts and other emergency management information.
- 9. Guidelines for Off-site Signs.** The following guidelines are not mandatory, but should be considered by the hearing bodies during public hearings on any application for a Conditional Use Permit.
- a. All ~~relocated~~ off-site signs should be freestanding and should be built with a single supporting post, if at all possible, and should be located on no more than two (2) supporting posts.
 - b. Double paneled signs should not have an interior angle between the face of the panels greater than 20 degrees.

10. Development Agreement. The County and applicant shall enter into a Development Agreement in conjunction with the issuance of a Conditional Use Permit for a billboard sign.

11. Removal of Existing Billboards. For any billboard sign, the applicant must propose, as part of the application for a Conditional Use Permit, the removal of a sum total of at least four (4) square feet of legally existing billboard display surface, excluding the billboard support structure and frame, for each square foot of display surface proposed. The computation of display surface for an existing back-to-back billboard sign shall be limited to one (1) display surface, and must result in the removal of the entire advertising display, including the support structure itself. The billboard signs proposed for removal may be located along any arterial, thoroughfare, highway or freeway within the **unincorporated** County jurisdiction. At least ~~25~~ **50** percent of removed signage shall be from the same community **or within one mile of the new billboard sign. Alternatively, if 100 percent of the removed signage is within the same community or within one mile of the new billboard sign, then the ratio of removed signage may be reduced to three (3) square feet of existing billboard display.** In addition, at least 25 percent of removed signage shall be from a site located within a Special Sign Corridor. 

5.10.1.O. Mass Transit Shelter Signs

A sign shall be permitted upon a mass transit shelter in any zoning district, provided:

1. There is no more than one (1) single-faced or two-faced sign upon or within any mass transit shelter.
2. Each face of such sign does not exceed 30 square feet in area, for each basic size of a mass transit shelter, or multiple thereof, as defined in Section 5.2.1C.
3. The brightness of the light source shall not exceed the lighting criteria as set forth in Sections 21466 and 21466.5 of the Vehicle Code of the State of California or five- (5-) foot-candles, whichever is less. Certification of the light source shall be provided from a licensed Professional Engineer prior to the issuance of any building permits.
4. Such sign does not project above the top of, nor exceed, the width of the bus shelter.
5. Such sign complies with the provisions of Section 5.10.1.J.

5.10.1.P. Gateway Signs

A gateway sign may be located along any thoroughfare, freeway, or highway at a key entrance to a major retail commercial or office district to advertise the businesses or products available within the district, subject to a Conditional Use Permit by the Board of Supervisors and the following provisions:

1. Gateway signs may be located on- or off-site and within or adjacent to the right-of-way in any commercial, industrial or mixed-use zoning district along a thoroughfare, freeway, or highway at an interchange, intersection, or key entrance to a major retail commercial or office district; including but not limited to, the Fulton Avenue auto sales district, Florin Road commercial shopping district, North Natomas business/office district, and Metro Airpark.

2. Gateway signs may be either a monument or pylon sign, and shall advertise the businesses or products available at the major retail commercial or office district for which the sign is intended, and must include a logo and identification, through text, architecture or iconic signage, for that district.
3. The maximum height allowed shall be 30 feet, and the maximum allowed area for all signage on each gateway sign shall be 400 square feet.
4. In addition to other signs as may be permitted by this Code, there shall be no more than one (1) gateway sign per major retail commercial or office district.
5. ~~There shall be no flashing, moving, or animated illumination allowed on the sign.~~

5.10.1.Q. Historic Signs

Signs intended to complement and reflect the historic character of a building or district in which the use is located may vary from the standards pertaining to maximum height, area or placement on the building for the zoning district as identified by this Code, on a case-by-case basis, subject to issuance of a Special Development Permit by the Planning Commission. Signs may be replicated in original historic size, shape, like-appearing materials, and placement to identify a current use of the building. Lighting may be in accordance with historically appropriate lighting types, subject to compliance with current electrical codes. In the approval of such signs, the Planning Commission must find that the design, location and scale of the proposed signs will be in keeping with the architectural and historic character of the current use of the building.

5.10.1.R. Master Sign Program

A master sign program may be developed for shopping and commercial districts, mixed-use districts, or office and industrial complexes with multiple buildings to establish a coordinated project theme of design elements such as color, lettering style and placement that affords the project prominent identification. Signage may vary from the standards pertaining to maximum height, area, setbacks, or placement on the building as identified by this Code, on a case-by-case basis, subject to issuance of a Special Development Permit by the Planning Commission. The master sign program may include, but is not limited to the following types of signs: gateway signs, roof signs, directional signs, directory/community boards, public murals and art used for sponsorship and advertising purposes, and projecting signs extending out from the building facade, subject to the following provisions:

1. Signs should be proportional to the scale of the building and their affixed surface, and visually balance with the building mass and height. Small storefronts should have smaller signs than larger storefronts.
2. Materials for signage should related to and reflect the architecture and quality of materials used throughout the development.
3. Wall signs should be placed to establish facade rhythm, scale and proportion, and should be designed to create a clearly defined edge, provide shadow relief, and a substantial appearance.
4. Public mural and art pieces may be used for sponsorship and advertising purposes and should be of significant size to assist in breaking down the scale of large

blank walls. Materials used shall be either paint or large scale digital printing with external illumination.

5. Projecting signs, including, but not limited to, blade signs, bracket signs, and marquee sign shall be at least eight (8) feet above the sidewalk or grade, and may not be located within or above the right-of-way or designated emergency vehicle/fire access lane, unless an Encroachment Permit is issued for this purpose.
6. Projecting signs should be oriented toward pedestrians on the sidewalk, and should include shapes or symbols uniquely suited to the business. Creative shapes and three-dimensional signs are encouraged. Mounting hardware should be an attractive and integral part of the sign design.
7. Wayfaring signage should be easily and comfortably read from the sidewalk.
8. A-frames, portable reader-board advertising devices, and other similar portable signs are prohibited.

5.10.1.S. Special Provisions for Multi-Family Promotional Signs

1. In addition to the signs permitted under Section 5.10.1.A, and notwithstanding any provision in this chapter to the contrary, the following types of signs, in the number indicated, are authorized for multi-family structures:
 - a. "Class-A Structures" have at least three but not more than 75 living units and are eligible for a permit authorizing the following signs:
 - (i) Up to 12 helium-filled balloons.
 - (ii) One yard sign.
 - (iii) One banner.
 - b. "Class-B Structures" have at least 75 but not more than 150 living units and are eligible for a permit authorizing the following signs:
 - (i) Up to 12 helium-filled balloons.
 - (ii) Two yard signs.
 - (iii) Up to two banners.
 - c. "Class-C Structures" have more than 150 living units and are eligible for a permit authorizing the following signs:
 - (i) Up to 12 helium-filled balloons.
 - (ii) Up to three portable yard signs.
 - (iii) Up to three banners.
2. Sign Regulations for Multiple Family Structures.
 - a. Helium-filled balloons must meet the following criteria:
 - (i) When inflated, each balloon must fit within a box that has a height, width, and depth of 15 inches (i.e., 15" x 15" x 15").
 - (ii) No Mylar balloons.
 - (iii) No internal illumination.

- b. Each yard sign, including supports, must fit within a box with a height of not more than four (4) feet, a width of not more than three (3) feet, and a depth of not more than three (3) feet. A-frame signs are prohibited.**
- c. Each banner must meet the following criteria:**
 - (i) Its height must be not more than four (4) feet, and its width must be not more than 12 feet and be securely mounted on a permanent structure that is integral to the multiple family structure, and it must not flap or wave in the wind. Hanging of banners from roof liners, eaves or parapets is prohibited. Feather flags are prohibited.**
 - (ii) It must be composed of retardant materials.**
- d. General.**
 - (i) Each site must obtain a Temporary Use Permit and pay established fees to cover the cost of issuing the permits, inspecting the signs after installation, and otherwise administering and enforcing this Section.**
 - (ii) Each permit will be valid for one year from the date of issuance.**
 - (iii) If, while a permit is in effect, the permit holder has complied with this section, then the permit holder will be entitled to renew the permit for another year upon payment of the fee in effect at the time of renewal. Otherwise, a permit is not renewable.**
 - (iv) The permit holder shall place and maintain each sign so that the sign is not a hazard to vehicular or pedestrian traffic.**
 - (v) The permit holder shall place and maintain each sign on the private property where the associated multifamily structure is situated. Signs may not be placed in public rights-of-way.**
 - (vi) The permit holder shall maintain each sign in good repair.**
 - (vii) While a permit is in effect, the permit holder may repair or replace the associated signs without obtaining a new permit.**
 - (viii) The County may remove, without prior notice, any sign that does not comply with this section. If the County removes a noncompliant sign, then the County shall send the permit holder a written notice identifying the reason for removal, the location where the permit holder may retrieve the sign, and the deadline for retrieval (which must be at least 10 days after the notice is deposited in the mail). The County may destroy any signs not retrieved by the deadline stated in the notice, and the permit holder will not be entitled to compensation for the value of signs so destroyed.**

5.10.2. Signs – Business and Professional Office Zoning Districts

5.10.2.A. On-site Signs

Except as otherwise provided in this Code, on-site signs and permitted advertising devices may be erected subject to the following provisions:

1. Signs Attached to the Building

- a. **Area.** The total area of all signs attached to a building shall not exceed the maximum area determined by any of the following:
 - (i) One square foot of sign area is allowed per foot of building/tenant frontage.
 - (ii) Buildings with tenants having primary frontage to a courtyard or the side of a building rather than a public street may have one (1) square foot per foot of tenant building frontage facing the courtyard rather than based on building frontage facing a public street.
 - (iii) Where a tenant has building frontage to a public street and a courtyard or the side of a building which is not a courtyard, the area will be limited to the tenant frontage by designed frontage of the tenant's portion of the building. A tenant cannot use both frontages. Illumination of signs is limited to eight (8) feet in height within the courtyard or side of the building when on a wall and, where otherwise attached to a building as per Section 5.10.2.A.1.c is limited to 10 feet in height when the courtyard is less than 50 feet, and 12 feet in height when the courtyard is 50 feet or more.
- b. When the sign is composed of letters applied to the building without a distinctive background, the area of the sign may be measured by the height of the letters multiplied by the length of each line of letters, and may be computed at 75 percent of that total area; otherwise, the area of the sign shall be measured to the outside perimeter of the sign, including the area of any voids within a simple bounding perimeter.
 - (i) Sign copy which is applied to an awning or canopy shall be computed at 100 percent of the area within a line enveloping the sign copy.
- c. **Location.** All on-site signs or advertising devices advertising an individual use, business, or building shall be located flat against the building except as herein provided.
 - (i) Business identification Signs may be mounted to a beam or suspended from a canopy or porch providing that they do not project above the roof surface and do not exceed 30 inches in height and, when over an exterior corridor or exit court, minimum clearance of seven (7) feet is provided.
 - (ii) Signs may be mounted below the soffit of a porch, canopy, or overhang and perpendicular to the building not exceeding 12 inches below beam or soffit line providing clearance below the sign over exterior corridor or exit court is seven (7) feet minimum.
- d. **Height.** No sign or advertising device shall project above the roof except that a sign oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling of the topmost story, but in no case can it project above the wall on which it is located.
- e. **Illumination.** Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible

from adjacent property or a public street. Backlighting of awnings, canopies, and similar structures shall be based on the following:

- (i) If the lighting system is fluorescent, the fixtures shall be UL rated for protected outdoor use, with cool white tubes not to exceed 800 milliamps and not to exceed two tubes per fixture. Fixtures shall be no closer than 12 inches from the fabric and the distance between fixtures shall be such that an average of 12 inches per tube between the outermost tubes is not exceeded.
- (ii) If the lighting system consists of (or includes) other than fluorescent tubes, the luminance level produced by such system shall not exceed the luminance level produced by a fluorescence system using the above criteria. Conformance shall be confirmed by calculations that compare the allowable fluorescent luminance with the proposed alternate luminance based upon a report from a qualified electrical engineer and approved by the Planning Director.

f. **Special Provisions for Tenants without Building Frontage.** Tenants with primary frontage to an enclosed mall or interior hallway of a building are allowed to attach a sign to the exterior of the building, as described in Sections 5.10.2.A.1.b through 5.10.2.A.1.d, above, upon issuance of a Minor Use Permit by the appropriate authority. The appropriate authority shall determine that the sign or signs:

- (i) Are proportional and in scale with the building.
- (ii) Are compatible in design, color, and material with the building and surrounding area.
- (iii) Do not result in the total area of all signs attached to the building exceeding the area allowed for the building by Section 5.10.2.A.1.
- (iv) Make reasonable provisions for all tenant space with primary frontage to the enclosed mall or interior hallway.
- (v) Are in all other respects, consistent with the intent of the sign regulation.

2. Freestanding Signs

a. A freestanding sign is permitted provided it is a monument sign and subject to the following provisions:

- (i) **Area.** Maximum area is twenty-four (24) square feet.
- (ii) **Setback.** Setback shall be 10 feet (If PUPF easement: 16 feet) from existing street improvements or right-of-way line as provided in Section 5.10.1.K.4. Measurement shall be from right-of-way or street improvements to closest edge of sign or support structures.
- (iii) **Location.** Sign shall be located in a planter. Not less than three (3) feet of landscaping all around the base of the sign is required for existing developments not meeting present development standards.
- (iv) **Height.** Maximum height of the monument sign is six (6) feet.

- (v) **Spacing.** Spacing of freestanding signs shall be a minimum of 50 feet from adjacent freestanding signs on adjacent parcels.
- b. The provisions of this Section shall not restrict signs erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a public street.
- c. The provisions of this Section shall not restrict signs erected inside enclosed malls.
- d. Parcels that have no public street frontage shall be allowed to advertise on an existing legal freestanding sign located on a contiguous commercial parcel which fronts on a public street. Such signs shall be limited to a maximum size of 12 square feet in area and shall be in addition to the sign area allowed for the parcel having public street frontage.

5.10.3. Signs – Commercial and Industrial Zoning Districts

5.10.3.A. On-site Signs

Except as otherwise provided in this Code, signs and permitted advertising devices may be erected for permitted uses, subject to the following provisions:

1. Signs Attached To Buildings

- a. **Area.** The total area of all signs attached to a building shall not exceed the maximum area determined by any of the following:
 - (i) **Building Frontage.** The total area of all signs attached to a building with less than 50-foot (If PUPF easement: 56-foot) setback from the street right-of-way line shall not exceed two (2) square feet per foot of building frontage. For buildings with 50 feet (If PUPF easement: 56 feet) or greater setback from the street right-of-way line, the total area of all signs shall not exceed three (3) square feet per foot of building frontage. For parcels fronting on more than one public street, sign area entitlement may be based on any one (1) of the street frontages, not the total frontage; however, once the allotted sign area has been computed, it may be distributed over both faces of the building fronting on the public streets.
 - (ii) **Tenant Design Frontage.** Buildings which are designed such that the primary entrance to tenant space is from a courtyard or a side of the building rather than a public street may have two (2) square feet per foot of tenant building frontage facing the courtyard or side of the building rather than being based on building frontage facing a public street. Where a tenant has design frontage, including public entrances, facing a public street and either a courtyard or side of the building, sign area entitlement may be based on the design frontage facing either the public street or courtyard or side of building, but not the total frontage; however, once the allotted sign area has been computed, it may be distributed over both faces of the design frontage provided the maximum sign area on the building facing the public street shall not exceed three (3) square feet per foot of building frontage.

- (iii) Exception Adjacent to Residential Zoning Districts.** Exception to the provisions of (ii), above, is where the courtyard or side of the building is immediately adjacent to a residential zoning district. In that instance, the sign area is limited to one (1) square foot per foot of tenant design frontage facing the courtyard or side of the building. Illumination of signs is limited to eight (8) feet of height within the courtyard on side of the building when on a wall, and where otherwise attached to a building as per three as follows, is limited to 10 feet in height when the courtyard or side of the building is less than 50 feet and 12 feet in height when 50 or more feet.
- b. When the sign is composed of letters applied to the building without a distinctive background, the area of the sign may be measured by the height of the letters multiplied by the length of each line of letters, and may be computed at 75 percent of that total area; otherwise, the area of the sign shall be measured to the outside perimeter of the sign, including the area of any voids within a simple bounding perimeter.
- (i) Sign copy which is applied to an awning or canopy shall be computed at 100 percent of the area within a line enveloping the sign copy.
- c. **Location.** All signs attached to a building shall be attached flat against the building and parallel thereto, and said sign shall not extend more than 18 inches from the wall of the building. For the purpose of this Section, a wall is a surface not less than 60 degrees from the horizontal. Exceptions to this provision are as follows:
- (i) Signs may be attached to the fascia of the building providing that they do not exceed four (4) feet in height and that the sign does not project above the peak of the roof of the building as visual from eye level at the street right-of-way line.
- (ii) Signs may be mounted to the beam or rigidly suspended from the beam of a porch or canopy and may project below the beam provided that the sign does not exceed 30 inches in height. When the sign is over an exterior corridor or exit court, the minimum clearance to the bottom of the sign is seven (7) feet and the sign may not project above the roof of the porch or canopy.
- (iii) Signs may be mounted on the roof of the building, porch, or canopy at the exterior wall or supporting beam and posts or any area between the fascia and said exterior wall or supporting beam and post providing that they do not extend more than four (4) feet in height above the ceiling, soffit, or horizontal line from the top of the beam to the building for a sloped roof, and the sign does not project above the peak of the roof of the building as visual from eye level at the street right-of-way line. In no case can the sign pursuant to this Section be greater than four (4) feet in height.
- (iv) Business identification signs may be mounted below the soffit of a canopy, overhang, or porch and may be perpendicular to the building providing that they do not exceed 12 inches below the soffit or beam and maintain a

minimum of seven (7) feet below the sign over exterior corridors or exit courts.

(v) Signs mounted on a flat vertical surface architecturally designed as part of the building within the roof slope, but not projecting above the highest portion of the roof, will be considered as flat against the building. Signs are not to project above the provided surface.

(vi) A sign attached to a wall and oriented in the same direction as the wall on which it is applied may project four (4) feet above the finish ceiling at the sign location.

d. Height of Signs Attached to Buildings. No sign or advertising device attached to a building shall project above the roof of a building except as provided in Section 5.10.3.A.1.c.(i) through 5.10.3.A.1.c.(vi), “Location of Signs Attached to Buildings.”

e. Special Provisions for Tenants without Building Frontage. Tenants with primary frontage to an enclosed mall or interior hallway of a building are allowed to attach a sign to the exterior of the building as described in 5.10.3.A.1.b through 5.10.3.A.1.d, upon issuance of a Minor Use Permit by the appropriate authority. The appropriate authority shall determine that the sign or signs:

(i) Are proportional and in scale with the building.

(ii) Are compatible in design, color, and material with the building and surrounding area.

(iii) Do not result in the total area of all signs attached to the building exceeding the area allowed for the building by Section 5.10.3.A.1.c.a.

(iv) Make reasonable provisions for all tenant space with primary frontage to the enclosed mall or interior hallway.

(v) Are in all other respects consistent with the intent of the sign regulations.

2. Nondirectory Signs

a. Area. Nondirectory signs shall be allowed an area of one (1) square foot per foot of the public street frontage with a maximum area of 200 square feet.

b. Computation of Area. Freestanding signs are to be computed as total height by the total length of the sign or signs for one (1) side for double-faced signs, excluding framework of separate single wood post or masonry column and single wood or masonry beam. The base of a monument sign is not part of the sign when of wood or masonry. Freestanding signs that are spread with two faces shall be computed by the greater of either the area of one (1) side or the projected area of two (2) sides.

Freestanding signs that are spread with three (3) faces shall be computed by the greater of either the area of one side, or the projected area of two (2) or three (3) sides.

Freestanding signs that are four sided shall be computed by the greater of either the area of two (2) sides or the projected area of two (2) sides.

- c. **Location.** Nondirectory pole signs shall be located so that the part of the sign located closest to the street right-of-way line, including support structure, shall be set back not less than 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.K.4.
- d. **Height.** The maximum height of a nondirectory freestanding sign with a 10-foot (If PUPF easement: 16-foot) setback from the street right-of-way line shall be 10 feet. The height of the sign may be increased one (1) foot for each foot the setback of the sign is increased, provided, however, the maximum height of the sign shall not exceed 25 feet in any case.
- e. Commercial or industrial parcels that have no public street frontage shall be allowed to advertise on an existing legal freestanding sign located on a contiguous commercial or industrial parcel which fronts on a public street. Such signs shall be limited to a maximum size of 12 square feet in area and shall be in addition to the sign area allowed for the parcel having public street frontage.

3. Directory Signs

- a. **Area.** The maximum area of a directory sign shall not exceed 200 square feet.
 - b. **Computation of Area.** Freestanding signs are to be computed as total height by the total length of the sign or signs for one (1) side for double faced signs, excluding framework of separate single wood post or masonry column and single wood or masonry beam. The base of a monument sign is not part of the sign when of wood or masonry.
 - c. Freestanding signs that are spread with three faces shall be computed by the greater of either the area of one (1) side, or the projected area of two (2) or three (3) sides.
 - d. Freestanding signs that are four sided shall be computed by the greater of either the area of two sides or the projected area of two sides.
 - e. **Location.** Directory pole/monument signs shall be located so that the part of the sign located closest to the street right-of-way line, including supporting structure, shall be set back not less than 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in section 5.10.1.K.4.
 - f. **Height.** The maximum height of a directory freestanding sign shall be 25 feet.
4. **Spacing of Directory and Nondirectory Signs.** One (1) freestanding sign, whether directory or nondirectory, shall be allowed per 75 feet of public street frontage, limited to one (1) such freestanding sign per parcel except as provided herein. For the purposes of this Section, parcel shall mean: A unit of property with public street frontage of not less than 50 feet shown on the latest equalized assessment roll of the County of Sacramento.

Exceptions:

- a. Where a parcel has in excess of 300 feet of public street frontage, one (1) additional freestanding sign may be erected for each additional 300 feet of

public street frontage of a developed parcel and limited to one (1) directory sign for the purpose of Sections 5.10.3.A.a and 5.10.3.A.a.f.

- b. Where a parcel fronts on more than one public street and there is in excess of 300 feet of combined public street frontage, one (1) additional freestanding sign may be erected for each additional 300 feet of public street frontage of a developed parcel and limited to one (1) directory sign for the purpose of Sections 5.10.3.A.a and 5.10.3.A.f where the secondary public street frontage is less than 200 feet of public street frontage.
 - c. Where a parcel fronts on more than one public street with an adjacent parcel at the corner between two public street frontages, one (1) additional freestanding sign may be erected when secondary public street frontage equals 50 feet or more with size being determined by each public street frontage and is not transferable, and limited to one (1) directory sign for the purpose of Sections 5.10.3.A.a and 5.10.3.A.f when the secondary public street frontage is less than 200 feet of public street frontage.
 - d. Where a parcel has public street frontage of 50 feet but not exceeding 100 feet, a nondirectory sign may be spaced 50 feet from adjacent freestanding sign on adjacent parcel.
- 5. Illumination.** Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or public street. For purposes of this Section, no exposed incandescent bulb rated at greater than 11 watts and no exposed neon tube larger than 11 millimeters in diameter shall be permitted. Spacing between incandescent bulbs shall be a minimum of six (6) inches on center. See Section 5.10.1.I for prohibited signs. Backlighting of awnings, canopies and similar structures shall be based on the following:
- a. If the lighting system is fluorescent, the fixtures shall be UL rated for protected outdoor use with cool white tubes not to exceed 800 milliamps and not to exceed two tubes per fixture. Fixtures shall be no closer than 12 inches from the fabric, and the distance between fixtures shall be such that an average of 12 inches per tube between the outermost tubes is not exceeded.
 - b. If the lighting system consists of (or includes) other than fluorescent tubes, the luminance level produced by such system shall not exceed the luminance level produced by the fluorescent tubes using the above criteria. Conformance shall be confirmed by calculations that compare the allowable fluorescent luminance with the proposed alternate luminance, based upon a report from a qualified electrical engineer and approved by the Planning Director.
- 6. Courtyards.** This subitem shall not restrict the amount of signing erected out-of-doors within courtyard and mall spaces (below the height of the enclosing building) within the buildable portion of the lot where the signs are not visible from a Residential, Interim Residential, Agricultural Residential, or Interim Estate zoning district or from a public street.
- 7. Malls.** This Section shall not restrict the amount of signs erected within an enclosed mall.

5.10.3.B. Off-site Signs

Where permitted by Chapter 3, and except as provided herein for directory signs and subdivision signs, all off-site signs are subject to the provisions of Section 5.10.1.O. All signs to be relocated are subject to the provisions of Section 5.10.1.P.

5.10.4. Signs – Industrial Office Park Zoning District**5.10.4.A. On-site Signs**

1. Except as otherwise provided in this Code, on-site signs and permitted advertising devices may be erected subject to the following provisions:
2. Signs. One (1) monument sign is permitted on each parcel set back at least 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.F, limited to not more than 40 square feet on one (1) side and five (5) feet in height. In addition to the above, one (1) directory sign (monument type) is permitted at the entrance to a development containing multiple uses. Each business may have sign(s) attached flat against the wall of the building in which that business is located, such that the total area of all signs attached to any one (1) building does not exceed five (5) percent of the area of the wall upon which those signs are attached. Signs utilizing individual letters may be computed for area at 75 percent of the circumscribed sign area.

5.10.5. On-Site Signs – Primary Automotive Service Stations**5.10.5.A. On-site Signs, Primary Automotive Service Stations**

Except as otherwise provided in this Code, signs and permitted advertising devices may be erected subject to the following provisions:

1. **Signs, Total Area.** The total area of all signs on an automobile service station site including, but not limited to, all freestanding signs as provided by Section 5.10.5.A.3 and signs attached to buildings as provided by Section 5.10.5.A.2, except for signs exempted by Section 5.10.5.A.8 herein, shall not exceed 125 square feet.
2. **Signs Attached To Buildings**
 - a. **Location.** All on-site signs or approved advertising devices shall be attached flat against the building and parallel thereto, and shall not extend more than 18 inches from the wall of the building. For the purpose of this Section, a wall is a surface not less than 60 degrees from the horizontal. Exceptions to this provision are as follows:
 - (i) Signs may be attached to the fascia of a building or canopy, not projecting above or below said fascia.
 - (ii) Signs may be attached to the fascia of a building or canopy or mounted on the roof of the building or canopy providing that they do not exceed four (4) feet above the ceiling, soffit, or horizontal line from the top of the beam to the building for a sloped roof and that the sign does not project above the peak of the roof of the building as visual from eye level at the street right-of-way line.

- (iii) Signs may be attached to the fascia of a building or canopy and may extend above the roof surface provided it is flush to the soffit of the overhang or canopy and the sign does not exceed 30 inches in height.
 - (iv) Signs mounted on a flat vertical surface architecturally designed as a part of the building within the roof slope, but not projecting above the highest portion of the roof, will be considered as flat against the building. Signs are not to project above the provided surface.
 - (v) Signs may be mounted parallel to the beam or rigidly suspended from the beam of a porch or canopy and may project below the beam provided that the sign does not exceed 30 inches. When over a public walkway, the sign shall have a minimum of seven (7) feet of clearance, and when over a vehicle service area, the sign shall not project below the beam unless an approved vertical height of 14 feet, six (6) inches is maintained.
 - (vi) Signs may be mounted in any position within the raised pump island area supported from the column or rigidly suspended from the canopy provided that the signs are within total allowable area, do not project beyond the raised pump island, and there is a minimum of seven (7) feet in height above the raised pump island when accessible by the public. Signs within the raised pump island area are limited to the regulation signs as exempted from area by Section 5.10.5.A.8 herein, and to signs related to service stations such as price signs, special announcements, full- or self-service signs, oil price, service available, and gas pump identification. Signs related to food stores as ancillary to a service station or incidental related products shall be specifically prohibited.
- b. **Computation of Area.** Sign copy which is applied on the building in such a manner that no background is distinguishable from the overall architectural motif of the building may be counted at 75 percent of the area within straight lines enclosing the copy. All other signs shall be counted at 100 percent.
- c. **Height of Signs Attached to Buildings.** No sign or advertising device attached to a building shall project above the roof of a building except as provided in Sections 5.10.5.A.2.(i) through (vi), "Location of Signs Attached to Buildings."

3. Nondirectory Pole Signs

- a. Freestanding signs are permitted provided there shall not be more than one pole sign on each automobile service station site, nor more than two monument signs. Freestanding signs shall not exceed 16 feet in height. The total area of all freestanding signs shall not exceed 36 square feet, except that where price signs are included on the freestanding signs, the total area shall not exceed 52 square feet. The total area of freestanding signs is inclusive of total area of all signs as provided by Section 5.10.5.A.1. The base of a monument sign is not included in allowable area.
- b. **Computation of Area.** Freestanding signs are to be computed as total height by the total length of the sign or signs for one (1) side for double-faced signs, excluding framework of separate single wood post or masonry column and

single wood or masonry beam. The base of a monument sign is not part of the sign when of wood or masonry. Freestanding signs that are spread with two (2) faces shall be computed by the greater of either the area of one (1) side or the projected area of two (2) sides.

- c. Freestanding signs that are spread with three (3) faces shall be computed by the greater of either area of the sum of one (1) long side and one (1) short side, or the projected area of two or three sides. Freestanding signs that are four sided shall be computed by the greater of the area of one side or the projected area of two (2) sides.
 - d. **Location.** Nondirectory pole signs shall be located so that the part of the sign located closest to the street right-of-way line, including support structure, shall be set back not less than 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.K.4.
 - e. **Height.** The maximum height of a nondirectory pole sign with a 10-foot setback from the street right-of-way line shall be 10 feet (If PUPF easement: 16 feet). The height of the sign may be increased one (1) foot for each foot the setback of the sign is increased, provided, however, that the maximum height of the sign shall not exceed 16 feet in any case.
 - f. **Spacing of Nondirectory Pole Signs.** One (1) pole sign, whether directory or nondirectory, shall be allowed per 75 feet of public street frontage, limited to one (1) such pole sign per parcel except as provided by 5.10.5.A.3.a. For the purposes of this Section, parcel shall mean: A unit of property with public street frontage of not less than 50 feet shown on the latest equalized assessment roll of the County of Sacramento.
 - g. **Illumination.** Lighting shall be so arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or public street. See Section 5.10.1.I, “Prohibited Signs.”
4. **Directory Pole Signs.** Directory pole signs are prohibited on parcels where an automobile service station is located, and advertising of an automobile service station on a directory sign on adjacent parcel is prohibited.
5. **Sign Design on Automotive Service Stations.** The design of signs on an automobile service station site shall be compatible with the character of the surrounding neighborhood whenever the hearing authority determines that a dominant character of the neighborhood surrounding the automobile service station site has been established and that such dominant character of the neighborhood is beneficial to the community.
6. **Nonconforming Signs.** Signs existing on any automobile service station site as of the effective date of this Chapter shall be replaced, restored, or added to only if such replacement, restoration, or addition is in compliance with the requirement for signs set forth herein. The provisions of this Section shall not apply to normal maintenance done to existing signs such as repainting, minor alterations, and replacement of existing parts. Nonconforming signs shall be abated pursuant to the provisions of Section 1.10.5; the replacement thereof shall be in conformity with the requirements of this Section.

- 7. Signs for Food Market Ancillary to Service Station.** Signs for a food market ancillary to a service station shall be included within the total area provided by Section 5.10.5.A.1.
- 8. Exception to Sign Area.** Signs of instructive nature, information or otherwise required by other enforcement agencies that are determined as not being a sign by definition herein shall be exempt from the area provision. The following are specifically exempted, but not necessarily limited to: telephone booth, gas pump use instructions, instructions for recreational vehicle dump station, brake and smog certification, restroom identification, no smoking, propane tank identification, gas pump identification, air and water, drive to forward pump, cashier, odd-even sign, hours of operation, required gallon to liter conversion, approved flag identification system, full- and self-service signs at each island not exceeding four (4) square feet, and traffic directory signs as approved by enforcement agencies for necessary traffic control and direction provided that they do not exceed four (4) square feet each and do not exceed 30 inches in height in front or side street yard and no symbol, name, or other message is on said signs.
- 9.** Other complimentary uses sometimes referred to a “co-branding” such as fast-food restaurants shall be permitted additional signage based on one (1) square foot of area per foot of building frontage. The signage for these complimentary uses shall be in addition to the total sign area allowed by Section 5.10.5.A.1, and shall be attached to the building as described by Section 5.10.5.A, subsection 2.

10. Special Provisions

- a. Price Signs.** Price signs as required by state law shall be located as provided for other signs with minimum required price signs exempt from the total area for all signs as determined by Section 5.10.5.A, subsection 1.
- b. Full- or Self-Service Signs.** Full- or self-service signs shall be provided at each pump island. Area in excess of four (4) square feet per each pump island shall be inclusive of the total sign area as determined by Section 5.10.5.A.1.
- c. Flag System.** State recognized and approved flag identification system for service available may be provided.
- d. Smog Inspection.** Smog inspection signs as required by state law shall be located as provided for other signs with minimum required smog signs exempt from the total area for all signs as determined by Section 5.10.5.A.1.

~~5.10.6. Signs – Secondary Automotive Service Station~~

~~5.10.6.A. Signs, Secondary Automotive Service Station~~

- ~~1.~~** ~~The total permitted signs on a parcel that includes a secondary automotive service station shall be based on the primary use of the property and the application of Section 5.10.2.A. The portion of that total signage that may identify the type of gas, price signs and other signs relating to the station is as follows:~~
 - ~~a.~~** ~~The total square footage of service station signs is 72 square feet.~~
 - ~~b.~~** ~~The signs may be located on a freestanding sign, on the building or at the pump island. Signs at the pump island are regulated as follows:~~

~~5.10.6.A. Signs on a canopy at the pump island shall be located as set forth in Section 5.10.5.A.2.a.(i), Section 5.10.5.A.2.a.(iii), Section 5.10.5.A.2.a.(v), and Section 5.10.5.A.2.a.(vi).~~

~~5.10.6.B. If there is no canopy over the pump island, Section 5.10.5.A.2.a.(vi) is applicable. A pole or poles may be installed within the raised pump island to mount signs as provided herein including exempt signs of Section 5.10.5.A.8. The maximum height of said pole or poles and signs is 10 feet and shall comply with Section 5.10.5.A.2.a.(vi).~~

c. Signs at Raised Pump Island

~~(i) Canopy over Pump Island. Same as 5.10.5.A.2.a.(i), Section 5.10.5.A.2.a.(iii), Section 5.10.5.A.2.a.(v), and Section 5.10.5.A.2.a.(vi).~~

~~(ii) No canopy over Pump Island. Same as 5.10.5.A, subsection 2.a.(vi). A pole or poles may be installed within raised pump island to mount signs as provided herein including exempt signs of Section 5.10.1.A.8. The maximum height of said pole or poles and signs is 10 feet and shall comply with Section 5.10.5.A.2.a.(vi).~~

~~(iii) Exemption to Sign Area and Special Requirements. Same as Section 5.10.1.A.8.~~

5.10.6.B. Signs, Nonconforming

Signs existing on any incidental automobile service station site as of the effective date of this Chapter shall be replaced, restored, or added to only if such replacement, restoration, or addition is in compliance with the requirement for signs set forth herein. The provisions of this Section shall not apply to normal maintenance done to existing signs such as repainting, minor alterations, and replacement of existing parts. Nonconforming signs shall be abated pursuant to the provisions of Section 1.10.5; the replacement thereof shall be in conformity with the requirements of this Section.

5.10.7. Special Sign Corridors

5.10.7.A. Purpose

The Special Sign Corridors are designated along state highways, county roads, and rivers which accommodate the traveling public. **Scenic corridors are addressed in the County General Plan's Circulation Element.** These types of corridors have traditionally attracted large, bright, gaudy signs in an effort to attract the attention of the traveler to a business or a product which may or may not be related to the travel way or the needs of the traveler. The purpose of the regulations in this Section is to make provisions for signs that identify the name and type of business in an aesthetic manner that compliments the architecture of the building and serves the needs of the traveling public.

5.10.7.B. Permitted Signs

- 1. Identification Signs.** Identification signs attached to a building and which are visible from the freeways, County roads, and County routes designated in section 5.10.7.G, and all freestanding signs are subject to the provisions of section 5.10.2.A.

- a. Identification signs attached to a building and which are not visible from the freeways, roads and routes designated in Section 5.10.7.G are subject to the provisions of the Zoning Code relating to signs in the BP zoning district (Section 5.10.2.A) or the commercial and industrial zoning districts (Section 5.10.3.A) as applicable.
- 2. **Driveway and Parking Lot Directional Signs.** Private directional signs indicating ingress and egress shall be permitted at each entry and exit provided the sign does not exceed four (4) square feet.
- 3. **Off-site Directory Sign.** Parcels with no public street frontage and being served by access easement, mutual parking agreement, or a private road may have one (1) monument sign at the point of access to a public street or private street provided:
 - a. Maximum area is 24 square feet for a monument sign.
 - b. Maximum height is six (6) feet.
 - c. Minimum setback is 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.K.4, or as otherwise determined by enforcement agency, when other than a public street.
 - d. Spacing shall be 50 feet from any other freestanding sign and shall be located within a landscaped area with a minimum of three (3) feet in all directions.

5.10.7.C. Prohibited Signs

- 1. Pole/monument signs which are not designed as an integral architectural element of the principal structure.
- 2. Off-site signs, except: (1) directory monument signs, as provided by Section 5.10.7.B.3; (2) gateway signs as provided by Section 5.10.1.Q; and (3) relocated billboard signs as described by Section 5.10.1.O.
- 3. Signs prohibited by general provisions in Section 5.10.1.I.
- 4. Signs which are designed for advertising of products or services.

5.10.7.D. Signs Requiring a Conditional Use Permit

Signs requiring a Conditional Use Permit to be heard by the appropriate authority.

- 1. Pole/monument signs when designed to be architecturally compatible with and using the same building materials as the principal structure.
- 2. Where the building and facilities are of size, shape, height, of multiple uses, or of such geographical conditions or location that the sign provisions of the BP zoning district are not appropriate, an individual sign or the complete sign program for said parcel or facility may be considered by Conditional Use Permit when the granting authority finds that the proposed sign or signs:
 - a. Are proportional and in scale with the buildings.
 - b. Are compatible in design, color, and material with the building and surrounding area.
 - c. Do not constitute a special privilege over adjoining uses.

- d. Do not block from view existing buildings and existing signs.
- e. Are unobtrusive.
- f. Are in keeping with the intent of the sign regulations.
- g. Do not exceed the height and size entitlement for signs located on parcels in the same zoning district which are not within the Special Sign Corridor.

3. Community Interest Group Signs

- a. The Planning Commission shall designate the locations for off-site directional sign groups required to inform the public of commercial, industrial, recreational, and other facilities provided such sign groups shall not interfere with official traffic signs or unduly detract from the natural scenic beauty.
- b. The granting authority shall specify the size, placement, design and landscaping requirements for the group. No sign shall exceed 32 square feet of area, 20 feet of height, or devote more than 20 percent of the sign area to brand name advertising.

5.10.7.E. Exceptions to Special Sign Corridor Provisions

The following specific signs are exempt from the Special Sign Corridor provisions and are regulated by the general provisions and the specific provisions as referenced below:

- 1. Automotive service station of Section 5.10.5.A.
- 2. Secondary automotive service station of Section 5.10.6.A.
- 3. Real estate signs of Section 5.10.1.A.
- 4. Temporary construction signs of Section 5.10.1.B.
- 5. Recreational group signs of Section 5.10.1.M.5.
- 6. Exempt signs of Section 5.10.1.I.
- 7. Relocated billboard signs of Section 5.10.1.O.
- 8. Bus shelter signs of Section 5.10.1.P.
- 9. Gateway signs of Section 5.10.1.Q.
- 10. Industrial office park signs of Section 5.10.4.A.
- 11. Winery and farm stand signs of Sections 3.4.7, 3.4.8, and 3.4.9.

5.10.7.F. Boundaries of Special Sign Corridors

The locations and boundaries of the Special Sign Corridors shall be as shown on the Comprehensive Zoning Plan which is part of this Code.

5.10.7.G. Freeways, County Roads and County Routes Designated as Special Sign Corridors

The provisions of this Section shall apply to the following:

- 1. Interstate Freeway Route 80;
- 2. South Sacramento Freeway, Route U.S. 99 and 50;
- 3. El Dorado Freeway, Route U.S. 50;
- 4. Interstate Freeway Business Route 80;

5. Interstate Freeway Route I-5;
6. State Sign Route 160;
7. Garden Highway;
8. Isleton Road;
9. River Road;
10. Greenback Lane extension freeway;
11. Watt Avenue Freeway from Folsom Boulevard on the south to 870 feet south to Fair Oaks Boulevard on the north;
12. Scott Road from White Rock Road south to Latrobe Road;
13. Latrobe Road;
14. Michigan Bar Road;
15. Twin Cities Road from Highway 160 east to Highway 99;
16. Sunrise Boulevard (American River to Kiefer Boulevard);
17. Bradshaw Road (Old Placerville Road to Jackson Road);
18. Manlove Road (Folsom Boulevard to Jackson Road);
19. Sacramento River;
20. American River;
21. Streams, sloughs, and channels in the Delta area; and
22. Alta Arden Expressway from the centerline of Ethan Way on the west to the centerline of Watt Avenue on the east.

5.10.8. Special Sign District

5.10.8.A. Purpose

The purpose of this Section is to regulate directory and nondirectory advertising structures in various places throughout the County so as to create a more attractive appearance in major shopping and business centers. The implementation of the regulations herein will enhance and protect the physical values of the community and at the same time reduce the distraction to motorists caused by numerous sign structures of various size and type of construction.

5.10.8.B. Boundaries

The boundaries of the Special Sign Districts are shown in the exhibits identified as follows and made part of this Code:

1. Arden Arcade community, as shown on map labeled Figure 5-15.
2. Sunrise/Greenback/Madison area, as shown on map labeled Figure 5-16.
3. Antelope community, as shown on map labeled Figure 5-17.
4. ~~Laguna Franklin community, as shown on map labeled Figure 5-18.~~

5.10.8.C. Definitions

For the purposes of this Section certain words and phrases are defined as follows:

1. **Special Sign District.** An area as shown on the Comprehensive Zoning Plan.
2. **Monument Sign.** An on-site sign, which may be either a directory monument or nondirectory monument sign, subject to the requirements of this Section and structural requirements of Title 18 of the Sacramento County Code.

5.10.8.D. Regulations

For property subject to this Section, the provisions relating to monument signs supersede and replace the provisions elsewhere in this Code which relate to and regulate directory and nondirectory signs.

1. **Sign Area.** Monument signs shall be allowed an area of one (1) square foot per one (1) foot of the public street frontage with a maximum area of 100 square feet.
2. **Location.** Monument signs shall be located so that the part of the sign located closest to the street right-of-way line shall be set back not less than 10 feet (If PUPF easement: 16 feet) from existing public street improvements or right-of-way line as provided in Section 5.10.1.K.4. Similarly, signs shall be located so that the part of the sign located closest to any other property line shall be set back as follows:
 - a. Two (2) feet adjoining any property zoned for any Commercial or Industrial zoning district, or
 - b. Ten (10) feet adjoining any property zoned for any Agricultural, Agricultural Residential, Residential, Recreation, Interim General and Limited Agricultural, Interim Residential, or Open Space zoning district.
3. **Height.** The maximum height of a monument sign, with a 10-foot (If PUPF easement: 16-foot) setback is 10 feet, and may be increased one (1) foot for each foot of increased setback of the sign, providing, however, that the maximum height shall not exceed 12 feet.
4. **Sign Support.** Width of the monument sign support must be at least one-half ($\frac{1}{2}$) of the width of the sign face. For the purposes of this Section, the width requirements shall be applied to all project elevations of the monument sign.
5. **Landscaping.** Two (2) feet of landscaping is required in every direction from the exterior portions of any part of the monument sign.
6. **Orientation.** Signs are not allowed in controlled areas of visibility as determined by Sacramento County Code, Sections 12.12.010 and 12.12.020.
7. **Illumination.** Illumination shall be interior lights or spotlighted. Lighting filaments or gas tubes shall not be visible from adjacent property or public streets.
8. **Spacing of Directory and Nondirectory Signs.** Spacing of directory and nondirectory signs shall be as provided in Section 5.10.2.A.4.

5.10.8.E. Interpretation

This Section shall not be construed to limit the erection and maintenance of signs except as provided herein.

5.10.8.F. Added Sign District Conditions

In addition to this specific "Special Sign District," additional conditions of SPA, NPA, Rezone, and a Conditional Use Permit may be more restrictive than general provisions or development standards (sign regulations) for the zone classification.

5.10.8.G. Exceptions to the Special Sign District Provisions

The following specific signs are exempt from the Special Sign District provisions and are regulated by the general provisions and the specific provisions as referenced below:

1. Automotive service station of Section 5.10.5.A.
2. Secondary automotive service station of section 5.10.6.A.
3. Real estate signs of Section 5.10.1.A.
4. Temporary construction signs of Section 5.10.1.B.
5. Recreational group signs of Section 5.10.1.M.5.
6. Exempt signs of Section 5.10.1.I.
7. Bus shelter signs of Section 5.10.1.P.
8. Industrial office park signs of Section 5.10.4.A.
9. **Signs approved as part of a Master Sign Program pursuant to Section 5.10.1.R may be exempt from these provisions.**

5.10.9. Signs – Interim Zoning Districts**5.10.9.A. Signs, Interim Zoning Districts**

Signs are permitted in the interim zones as provided for within each of the interim zones subject to the development standards of Section 5.10.1 for general provisions and Sections 5.10.2 through 5.10.6 for specific provisions.

