
STOCKTON BOULEVARD SPECIAL PLANNING AREA

512-300. INTENT and GOALS. It is the intent of the Board of Supervisors in adopting this Special Planning Area to allow for development and/or redevelopment in the unincorporated portions of Sacramento County to be consistent with the Broadway/Stockton Urban Design Plan, as adopted by the Sacramento Housing and Redevelopment Agency and the City of Sacramento, along Stockton Boulevard. The regulations and guidelines established in this Special Planning Area are designed to improve the image and competitiveness of Stockton Boulevard by drawing on the area’s existing assets including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The goals of this Special Planning Area are to:

- (A) Encourage revitalization efforts within the “catalyst” area identified in the Broadway/Stockton Urban Design Plan south of Fruitridge Road. Retain and improve the character, quality and vitality of the unique multi-cultural commercial district in this area.
- (B) Discourage or prohibit uses that are incompatible with residential neighborhoods or that contribute to visual or economic blight.
- (C) Encourage a mixture of residential and commercial mixed-use projects.
- (D) Encourage reduction of motor vehicle parking requirements as a means of attracting desirable businesses.
- (E) Enhance bicycle and pedestrian connections and accessibility between commercial uses on Stockton Boulevard and surrounding residential neighborhoods.
- (F) Promote aesthetic improvements to the area by implementing development standards for consistent building setbacks and appropriate fencing.

512-301. BOUNDARIES (APPLICABILITY). Provisions of this Article shall apply to the land area shown in Section 512-312.1. To the extent that any of the provisions of this Article conflict with other provisions of the Zoning Code, the provisions of this Article shall prevail.

512-302. PERMITTED USES. Development/redevelopment within the Stockton Boulevard Special Planning Area is categorized into two areas: Residential Mixed Use and Large Lot Commercial. The boundaries for each of these uses are shown in Section 512-312.2, 512-312.3 and 512-312.4.

- (A) Residential Mixed Land Use:

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- (1) For the purposes of this chapter, a Residential Mixed Use development shall mean any development constituting of primarily residential uses, but which may include retail or commercial uses on the ground floor of the building.
 - (2) Residential Mixed Use development in the area shown in Section 512-312.2 shall be permitted subject to the issuance of a use permit by the Zoning Administrator provided that the Zoning Administrator makes the findings required in Section 512-304(b).
 - (3) Permitted uses within the Residential Mixed Use area shall be the same as the uses allowed in the AC, GC, LC and RD-20 zones as identified in Section 512-312.2, except as follows:
 - (a) The uses identified in Section 512-303 shall be prohibited.
 - (b) The uses identified in Section 512-304 shall be conditionally permitted.
 - (c) Commercial uses permitted or conditionally permitted in the LC zone shall also be permitted within the RD-20 zone, provided they are located on the ground floor of structures with residential units above them.
 - (4) Development or redevelopment of property within the Residential Mixed Land Use area shall be consistent with the Development Regulations listed in Section 512-305 and the Design Guidelines listed in Section 512-307.
 - (5) Section 305-21 exempting residential uses above commercial buildings from multiple development standards shall be applicable to this chapter. Development of Residential Mixed Use shall also be subject to the Commercial Development Standards, Title III, Chapter 15.
 - (6) On-site parking requirements for storefront commercial uses should be reduced where on-street parking is available.
- (B) Large Lot Commercial Land Use: Permitted uses within the Large Lot Commercial designation would be the same as uses allowed in the Shopping Center (SC) or Limited Commercial (LC) zoning categories of the County Zoning Code, based on underlying zoning with the exception of non-permitted uses identified in Section 512-303 and the conditionally permitted uses identified in Section 512-304. Development or redevelopment of property within the Large Lot Commercial Land Use area shall be consistent with the Development Regulations listed in Section 512-305 and the Design Guidelines listed in Section 512-307.

512-303. PROHIBITED LAND USES. The following land uses are not permitted in the Stockton Boulevard Special Planning Area:

- (A) Auto Sales, New and Used
- (B) Auto Storage-Antique
- (C) Bar/Tavern
- (D) Bus and Other Transit Vehicle Maintenance Storage
- (E) Check Cashing Facility
- (F) Liquor Store – 15,000 square feet or less of gross floor area
- (G) Taxi Cab Service and Storage Facility
- (H) Towing Service
- (I) Towed Vehicle Storage (Operable Vehicles)
- (J) Used Tire Sales

512-304. LAND USES REQUIRING A CONDITIONAL USE PERMIT.

- (A) The following land uses are permitted in the Stockton Boulevard Special Planning Area, provided they are allowed in the underlying zoning category as shown on the exhibits in Sections 512-1 through 512.4 and subject to a Conditional Use Permit issued from the Project Planning Commission:
 - (1) Auto Rental and Leasing
 - (2) Auto-Major
 - (3) Auto Minor Service-Repair-Replacement
 - (4) Boarding House
 - (5) Drive-thru Service Facility in Restaurants
 - (6) Fraternity House
 - (7) Liquor Store – exceeding 15,000 square feet of gross floor area
 - (8) Pawn Shop

(B) In order to grant a Conditional Use Permit in the Stockton Boulevard Special Planning Area, the following Findings must be made by the Project Planning Commission:

- (1) The use will be consistent with and will further the goals of the Broadway/Stockton Urban Design.
- (2) The use will not be detrimental to other properties in the Special Planning Area.

512-305. DEVELOPMENT REGULATIONS. The following development regulations shall apply within the Stockton Boulevard Special Planning Area boundaries. In cases where the development regulations do not provide direction regarding a specific use or standard, Title III of the Sacramento County Zoning Code shall apply.

(A) General Rule: Except as specifically set forth below, setbacks, height limits, building size and lot coverage requirements set forth in the Sacramento County Zoning Code shall apply.

Location	Maximum Height	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Lot Coverage	Minimum Lot Area DU/NA
NORTH	35 Feet	0 Feet (1)	NR	20 Feet Minimum	70%	1,200 Square Feet
CENTRAL	35 Feet	0 Feet (1)	NR	20 Feet Minimum	NR	NR
SOUTH	45 Feet (2)	0 Feet (1)	NR	20 Feet Minimum	NR	NR

DU/NA = dwelling units per net acre

NR = No Requirement

- (1) Front yard setbacks should be consistent with those of adjacent or nearby properties. The front yard setback will be reviewed as part of the design review process.
 - (2) The Project Planning Commission may approve a Conditional Use Permit for additional height.
- (B) Noise Attenuation: Because the Stockton Boulevard Special Planning Area is located on a heavily traveled roadway, noise attenuation measures must be incorporated into building design. Accordingly, the building design of all new residential structures shall include the following construction standards to reduce interior noise levels:

- (1) All penetrations of exterior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- (2) The roof shall be finished with a minimum seven-sixteenths in OSB or ply board of equivalent weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb./sq. ft. composition shingles or equivalent.
- (3) Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.
- (4) Windows shall have a minimum STC rating of twenty-eight (28).
- (5) Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lineal foot when tested with a twenty-five (25) mile per hour wind per ASTM standards.
- (6) Sliding glass doors shall have a minimum STC rating of twenty-nine (29).
- (7) An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
- (8) Gravity vent openings in attic space shall not exceed code minimum in size and number.
- (9) Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, provided that it is substantiated by an acoustical analysis prepared by a qualified acoustical consultant.

512-306. **DESIGN REVIEW REQUIRED.** All building permits for any new structure or building, or for the remodeling or alteration of the exterior of any structure or building, shall be subject to review by the Sacramento County Planning Department pursuant to Section 512-309. Construction shall be consistent with the Broadway/Stockton Urban Design Plan and with guidelines set forth in this ordinance.

512-307. **DESIGN GUIDELINES.** General architectural guidelines include basic criteria for building mass and form, facade, storefront, and signage design. The following provides general information for area within the Special Planning Area. Detailed information is provided in the Broadway/Stockton Urban Design Plan, and should be used in developing and evaluating projects within the Stockton Boulevard Special Planning Area.

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- (A) **Building Form and Mass:** The scale and mass of new development should acknowledge the economic development strategies and objectives for the corridor. In mixed-use areas, new development should complement the cadence and scale of traditional storefront buildings. In large lot commercial areas, new development should incorporate spatial and physical connections between buildings. In addition, new development should:
- (1) Take advantage of infill opportunities in historic areas, using an appropriate scale and architectural treatment.
 - (2) Shape and activate public streets and places.
 - (3) Transition in scale between commercial and smaller scale residential areas.
 - (4) Use roof and bay window form that are appropriate to Sacramento's climate and architectural traditions.
- (B) **Site Design:** Whenever possible, residential and commercial mixed-use projects shall design to accommodate pedestrian, bicycling and transit opportunities.
- (C) **Facade Design:** In mixed-use areas, new development should complement the architectural elements found in the area's historic architecture. This should be encouraged by:
- (1) Allowing buildings to have visually accessible retail at street level.
 - (2) Creating facades with a vertical scale and rhythm that replicate existing storefront buildings in historic areas.
 - (3) Not allowing reflective glass.
 - (4) Creating facades with a hierarchy of horizontal and vertical expression. Avoid use of repetitive grids or repetitive fenestration.
 - (5) Prohibiting building design that ignores adjacent architectural and streetscape context.
- (D) **Storefront Design:** Overall, storefronts should reflect both the streetscape context and adjacent architectural surroundings. To accomplish this, storefront design should:
- (1) Have a total design concept that unifies storefront elements (i.e., signage, graphics, awnings, etc.).

- (2) Reflect the unique character or historic importance of a building's architecture.
- (E) Signage Design: Signage should employ an entire design concept. This includes graphic identity for the tenant, appropriate scale for the size of the building, and type of sign that is architecturally suitable to the structure. Signage should also:
 - (1) Be weatherproof and constructed with quality materials.
 - (2) Not include exposed electrical equipment, luminous paper or cardboard
 - (3) Avoid cabinet signs. Provide individual letters for signage with quality graphics, materials and design.
- (F) Design Theme: Commercial uses and building design supporting the international marketplace theme and multicultural shops and services described in the Broadway/Stockton Urban Design Plan shall be encouraged within the area south of Fruitridge Road identified in Sections 512-312.3 and 512-312.4.

512-308. SPECIAL FENCE REQUIREMENTS: The following deviations from standard requirements of the Sacramento County Zoning Code may be permitted in the Stockton Boulevard Special Planning Area.

- (A) General Rule: Except as specifically set forth below, wall, fence and gate requirements of the County Zoning Code shall apply.
- (B) Woven Wire (i.e., Chain Link Fencing): Woven wire fencing is permitted along rear and interior property lines. A Zoning Administrator's Conditional Use Permit shall be required to construct any portion of a fence with woven wire along the front and side street property lines or within the front yard and street side yard setback areas.
- (C) Special Permit Required: A Zoning Administrator's Conditional Use Permit shall be required to construct a fence or any portion of a fence with any of the following materials: concertina wire, razor wire, or barbed wire.

512-309. REVIEW AUTHORITY. The Director of the Planning and Community Development Department shall be the appropriate authority to review individual development/redevelopment projects proposed within the boundaries of the Stockton Boulevard Special Planning Area, as shown in Section 512-312.1, to determine consistency with the Stockton Boulevard Special Planning Area. At such time as an ordinance establishing a County Design Review process becomes effective, that process shall prevail.

Individual projects that the Planning Director determines to be inconsistent with the provisions of the Stockton Boulevard Special Planning Area maybe appealed to the Board of Zoning Appeals pursuant to Section 115-34, et seq.

512-310. AMENDMENTS TO THE SPECIAL PLANNING AREA. Amendments to the Stockton Boulevard Special Planning Area include, but are not limited to, changes to land use designations on the land use map, changes to policies, development regulations, design criteria or as determined by the Planning Director pursuant to Section 604-13. Applications for amendment to the Special Planning Area shall be made to the County Planning and Community Development Department, and will be referred to the Sacramento County Design Review Committee for comment. Applications made for amendments shall be subject to environmental review by the Department of Environmental Review and Assessment. All applications for amendment to the Special Planning Area shall be subject to review by the County Planning and Community Development Department to determine if additional entitlement requests, including a General Plan amendment, will be required to accompany the amendment application.

512-311. DEFINITIONS.

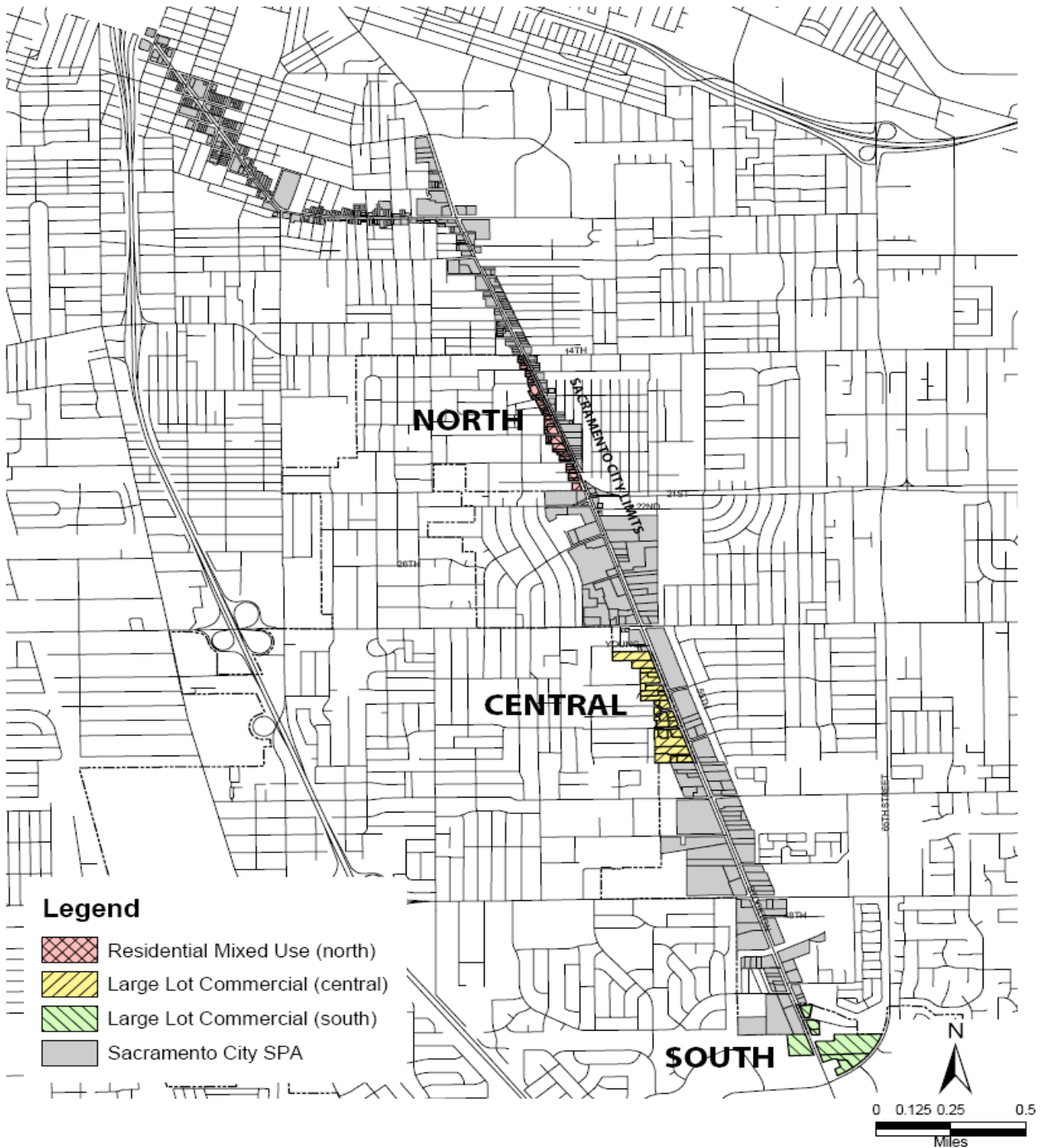
- (A) Broadway/Stockton Urban Design Plan: the Sacramento Housing and Redevelopment Agency by Resolution (RA98-043) adopted this Plan on September 15, 1998.
- (B) Broadway/Stockton Special Planning District: The City of Sacramento adopted the Broadway/Stockton Special Planning District by Ordinance No. 2001-030 and 031 in August 2001. This SPD implements the Broadway/Stockton Urban Design Plan within the City limits.

512-312. EXHIBITS. Sections 512-312.1 through 512-312.4 depicts the property described in Section 512-301 and are attached hereto and by this reference incorporated into the Stockton Boulevard Special Planning Area.

Section	512-312.1	Map Showing Entire Spa Area, North, Central, South
Section	512-312.2	Map Showing North Area
Section	512-312.3	Map Showing Central Area
Section	512-312.4	Map Showing South Area

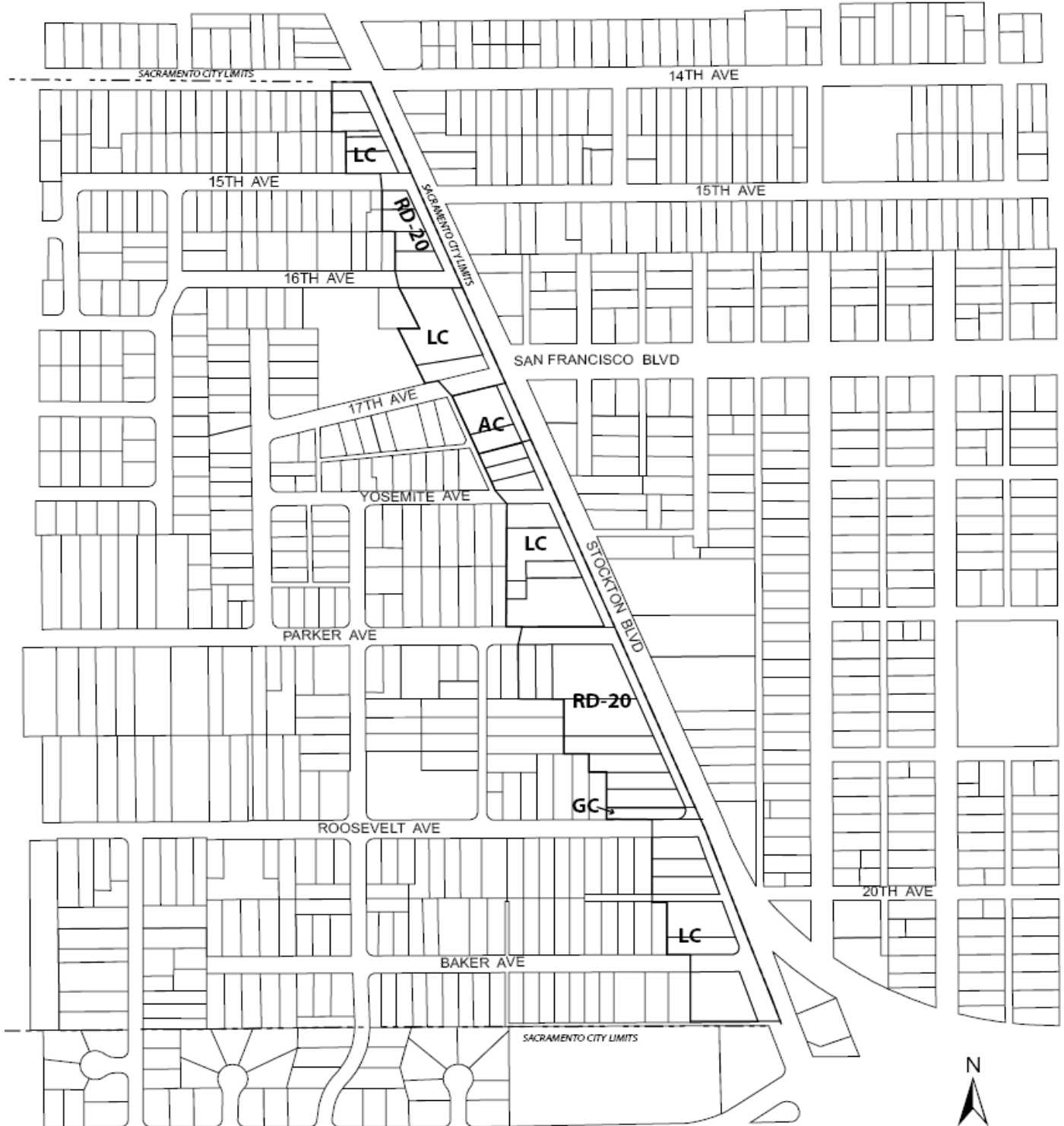
SECTION 512-312.1

STOCKTON BOULEVARD SPA



SECTION 512-312.2

**STOCKTON BOULEVARD SPA
NORTH SECTION
RESIDENTIAL - MIXED USE**



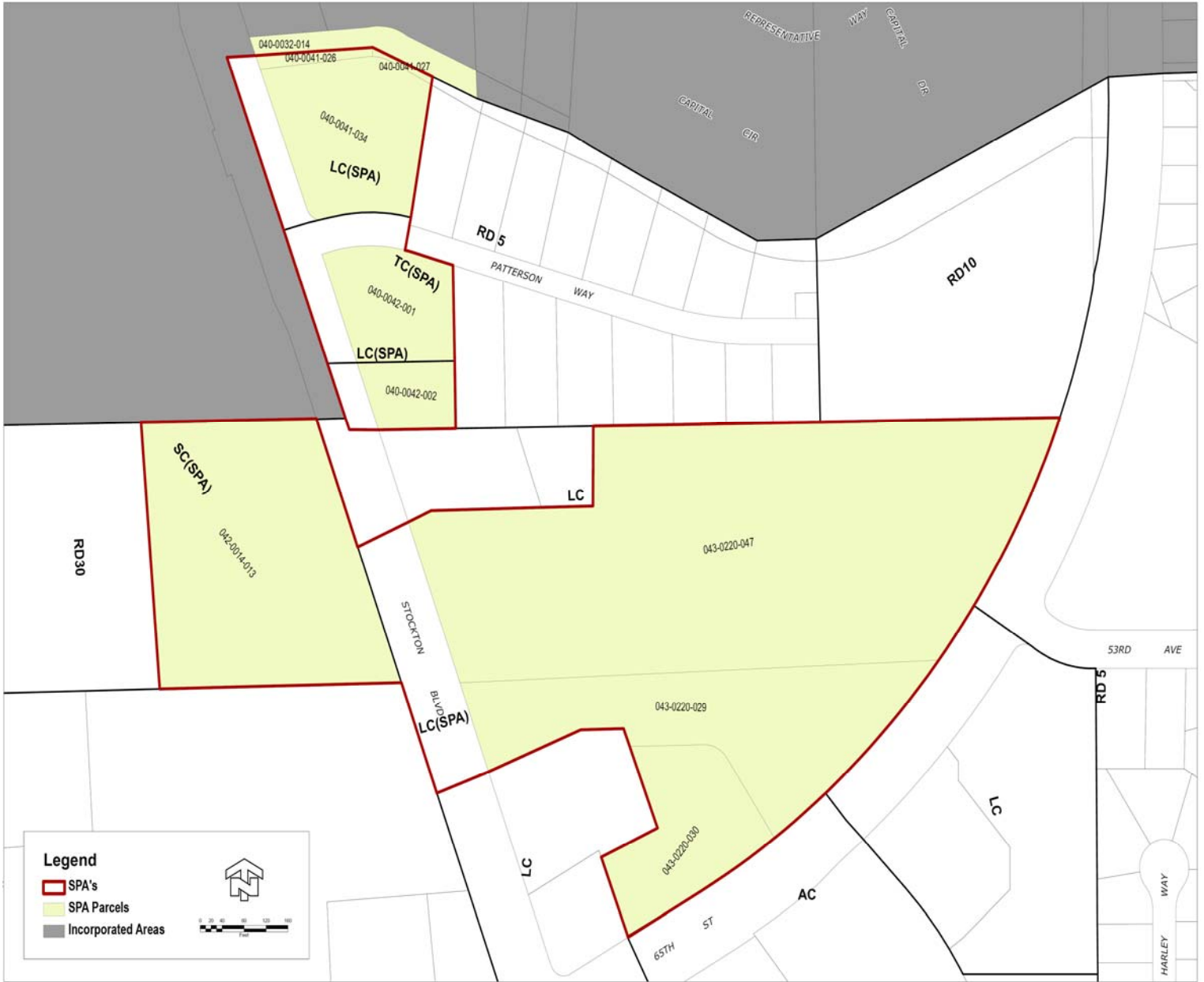
**STOCKTON BOULEVARD SPA
CENTRAL SECTION
LARGE LOT COMMERCIAL**

SECTION 512-312.3



**STOCKTON BOULEVARD SPA
SOUTH SECTION
LARGE LOT COMMERCIAL**

SECTION 512-312.3



Stockton Boulevard (South) Special Planning Area

