Zoning Code and Design Guidelines

Introduction by Leighann Moffitt

• October is “National Community Planning Month”
• Overview of the Process leading to today
• Overview of Today’s Hearing
• Recommend Course of Action
Zoning Code and Design Guidelines

DEVELOPMENT CODE PACKAGE
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Amendments Deferred Until After Adoption
- Urban Farming; Roosters, Crowing Fowl
- Parking of RVs, Boats and Trailers
- Major Revisions to Sign Requirements
- Shopping Cart Retrieval Program
- Separation Between Certain Uses to Prevent Overconcentration

Amendments on a Separate Path
- Alcohol Sales
- Recycling

Defer determination today on short term shelters at churches
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Objectives

- Provide business and user friendly practices that promote economic development and streamline the entitlement process, providing flexibility while insuring appropriate community review.

- Achieve higher standards for the quality of the built environment through enhanced Design Guidelines and Development Standards.

- Promote sustainable development practices through enhanced Design Guidelines and Development Standards that promote low-impact development, active design, walkable communities, energy efficiency, and water conservation.
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Project Description

1. A Comprehensive Update to the Sacramento County Zoning Code - Repeal of SZC 83-10 Titles I, II, and III and Adopt New Sacramento County Zoning Code Title I

2. An Amendment to the Sacramento County General Plan

3. Adoption of Countywide Design Guidelines

4. Adoption of the User Guide

5. Amendments to Sacramento County Code Title 22 Land Development Ordinance

6. Amendments to the Sacramento County Zoning Code Title IV
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Outreach – 59 + meetings

✓ Board of Supervisors workshops – two
✓ Planning Commission workshops – two workshops and two hearings
✓ Chiefs of Staff – seven meetings
✓ Community Planning Advisory Councils (CPAC) – fourteen
✓ External Stakeholder Group: business/developer interests – twelve
✓ Internal stakeholders – fifteen
✓ Environmental Council of Sacramento (ECOS) – one
✓ California Grocers Association – two
✓ County Disability Advisory Committee – one
✓ Chamber of Commerce – one

October 7, 2014
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Overall Organization

- Consolidate multiple Use Tables into a single table
- Collapse uses into more general categories
- Add “Use Standards” to replace footnotes
Streamline Entitlement Process and Promote Economic Development (Attachment 9)

- Lower hearing authority to reduce timelines and cost
- Add a new staff-level administrative minor use permit
- Special Development Permit to replace prior variances, exceptions, lot reduction permits, and review of parking
- Respect the Community Planning Advisory Council process
  - Denials trigger Planning Commission hearing (no change)
  - Appeals to the Board of Supervisors with a finding of community-wide concern by the CPAC (changes explained later)
Hearing Authority Levels

- Staff proposals strike a balance
- Lowering of hearing authority from Board to Planning Commission are for local uses; regional uses stay at Board
- Many uses lowered to ZA; controversial items with CPAC denial automatically heard by Planning Commission
- Recent changes on churches, recreation facilities, surface mining
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Minor Use Permits

- New process for Sacramento County - staff level discretionary review with CEQA
- Allows staff to apply conditions for aesthetics and operations, and enforce against the property owner
- Mostly used for commercial uses with potential nuisances
- Added public notice and comment period
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New Mixed-Use Zones

- Greater mix of uses without barriers between uses
- Higher intensities/densities
- Options for shared or reduced parking
- Place-making opportunities
- Enhanced pedestrian circulation
- Addresses internal protection of residential uses

Santana Row
San Jose, CA
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Landscaping

• Focus on low impact development practices, drought tolerant plantings, and water conservation

• Commercial and industrial areas - Increase in the size of planters and number of trees

• Residential areas
  – Require at least one street tree for new homes; over 7500 square feet = two trees
  – Maintenance and irrigation required
  – Waiver for lawns during drought; maintain trees and shrubs
  – Alternative materials allowed
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2.0 SINGLE-FAMILY DESIGN GUIDELINES

Figure 2.11: Single-Family Example #2 with Water-Conserving Landscaping
Parking

• Evaluated minimum parking requirements to ensure consistency with adjacent jurisdictions

• Reduced parking:
  – medical from 6.5 to 4.5:1000
  – office from 4.5 to 3.5:1000
  – retail from 4.5 to 4.0:1000

• Increased parking for congregate/assisted care: 1:3 for bed, plus 1:3 for employees

• More flexibility for staff level parking reductions based on shared uses and proximity to transit
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Multi-Family Development Standards

• Form-based approach to multi-family standards to rely on Design Guidelines

• Setback for two-three story multi-family adjacent to single-family reduced from 100 feet to 20/40/60 standard

• Design Guidelines provide robust guidance for privacy

• Projects up to 150 units are staff level design review if all standards and guidelines are met

• Retail uses allowed with ZA use permit

• No upper limit on density with special development permit in urban areas near transit
Fencing

• Residential areas:
  – Limit height of solid fencing to 36 inches to maintain an open feeling; defined solid fencing
  – Applies to RD, AR, and AG zones
  – Allows up to seven feet on interior lot lines

• Commercial Areas:
  – Non-conforming fences between commercial and residential uses may remain if kept in good repair
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Massage Establishments

- Over 150 licenses for massage establishments; one business license application a week

- Illicit establishments are haven for prostitution and trafficking; significant law enforcement challenges

- Current requirements:
  - General Business License every three years; cost = $166
  - Special Business License every year; cost = $166
  - Current ordinance has significant operating standards
  - Enforcement against business owners/employees
Massage Establishments

- Outreach meeting held on September 29, 2014
- Staff continues to recommend minor use permit as another tool to combat illicit establishments; Cost = $1,000 one time
- Enforcement can be taken against property owners with minor use permit, and makes it more difficult to change locations
- Conditions to rehab physical surroundings
- Notice to surrounding property owners
- Not applied to incidental use at health clubs and salons, or home businesses
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Billboards

- Only allowed along Freeways; eliminated in other areas
- Requires 4:1 square footage removal ratio of existing billboards
- 2,500 foot distance between on-site and off-site digital signs
- Setback for digital billboards adjacent to residential increased to 500 feet
- Requires Development Agreement
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Lighting

• Researched best practices on minimal light trespass in commercial and industrial areas

• Added new language on shielding, use of recess lighting, and prohibiting direct illumination on adjoining properties
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Noise

• First draft included restriction on hours of operation for loading and unloading

• Revised to rely on stronger enforcement of the County Noise Ordinance

• Acoustical study may be required if non-compliance is confirmed
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Other Items

• Rural Institutional Findings: Added findings related to compatibility and intensity

• CPAC Appeals: Added to Zoning Code; CPAC to vote on appeal after action; defined community-wide interest

• Cargo containers: Provide for grandfathering of mini-storage; clarifies when used in agricultural, residential and commercial areas

• Room Rental and Vacation Rental: Needs administrative approval
Other Items - continued

- Yard Parking: Changed to apply to 40 percent of entire front yard (not setback only)
- Accessory Structures in Agricultural-Residential Areas: Allows for greater size and maximum size of 5,000 sq ft
- Enlargements of Non-Conforming Buildings: Permitted if addition conforms
- Solar and wind facilities: New standards
Other Items - continued

- Enlargements of Non-Conforming Buildings: Permitted if addition conforms

- Existing Uses: Retroactive applies to commercial noise, parking lot lighting, yard parking, landscape maintenance
Design Review

- Adds Single-Family and “New Communities” Design Guidelines
- Provides for Single-Family Design Review Program
- Revised Multi-Family, Commercial, Employment Center, Village Center/Mixed Use Design Guidelines’
- Adds technical review of staff level design review of major projects
- Focus on “Active Design” practices
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Single-Family Design Review

• New program to increase the livability of residential neighborhoods

• Neighborhood Site Design Guidelines apply to all projects
  – Focus on walkability and neighborhood compatibility

• Building Design and Landscaping apply to subdivisions over 20 lots, or optional on smaller projects
  – Focus on building elevations, scale and massing, garages, siding
Single-Family Design Review

- Design Review occurs with building permits for most projects; with tentative map for projects of eight units per acre or more

- Guidelines revised to respond to stakeholder comments
New Communities Design Guidelines

• Implement General Plan policy for design of new communities on a larger scale

• Design Guidelines focus on the community’s special character, theme and livability practices

• Applies to Master Plans in new growth areas and large projects over 50 acres

• Revised based on input from stakeholder group
Summary and Next Steps

• Comprehensive and innovative revision to development regulations
  - Business and user friendly
  - Quality design of the built environment
  - Sustainable development practices

• Planning Commission recommended approval on September 22, 2014

• Board to take testimony and provide direction
• Continue to October 21 for response to comments
• Fee revisions on December 2, 2014