



ZONING ORDINANCE MODERNIZATION PROJECT

CITY OF WEST SACRAMENTO

Planning Commission Meeting
June 7, 2018



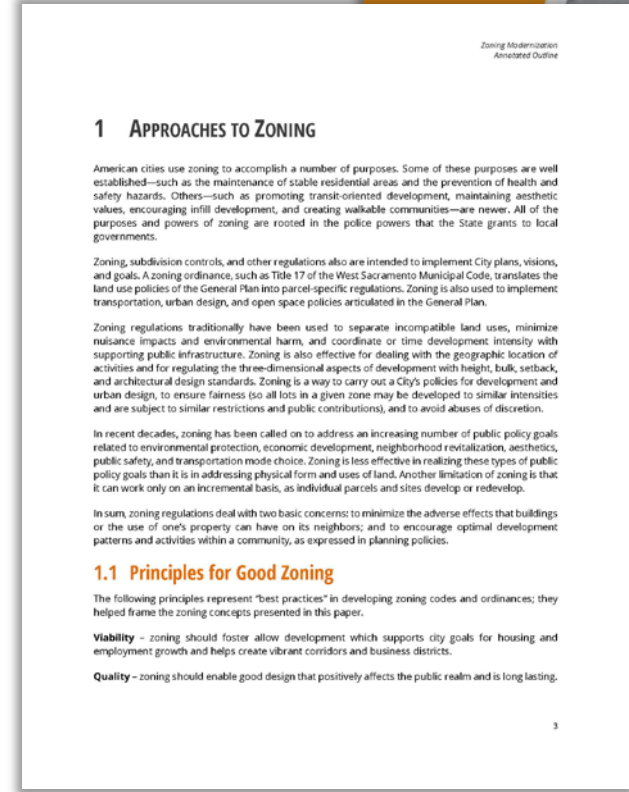
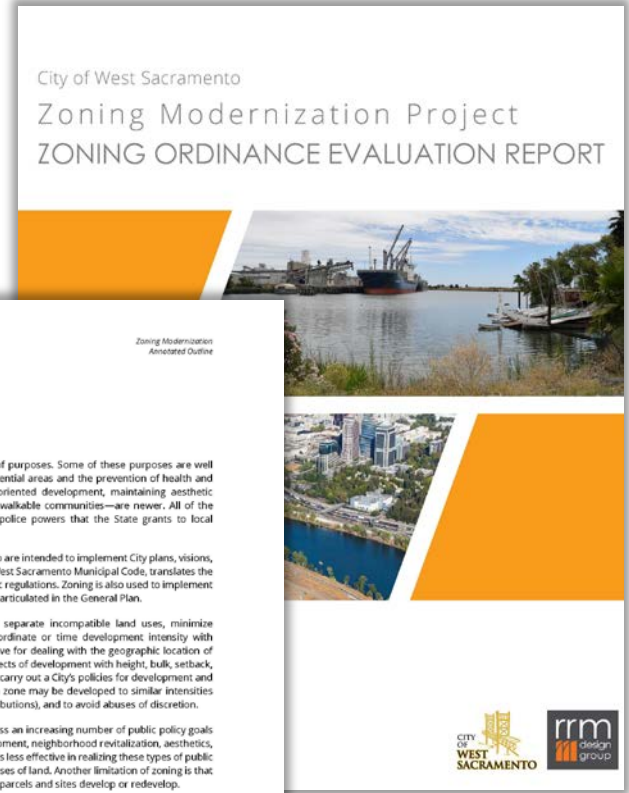
Presentation Agenda

Overview of the Zoning Modernization Project

- Purpose and Objectives
- Where are we in the process?

Summary of Citywide Regulations

Discussion



Purpose and Objectives

TO CRAFT A NEW ZONING ORDINANCE THAT:

- Is consistent with and implements the General Plan, including those that support mixed-use development;
- Promotes high-quality design through clear and effective regulations;
- Establishes a clear permitting process, increasing efficiency and predictability;
- Is consistent with State and Federal law; and
- Is clear, concise, understandable, and easy to use.



Process Overview

Sep – Oct 2017

November 2017

December 2017

April 2018

June 2018

✓ Research, Analysis, and Assessment

✓ Zoning Ordinance Evaluation

✓ Draft Annotated Outline

☐ Draft Regulations for Public Review:

✓ Zone Regulations

☐ Citywide Regulations

☐ Administration and Permits, Parking, and Nonconforming

☐ Public Review of Draft Zoning Ordinance

☐ Revisions, Hearings, and Adoption

☐ Zoning Ordinance published online

Citywide Regulations

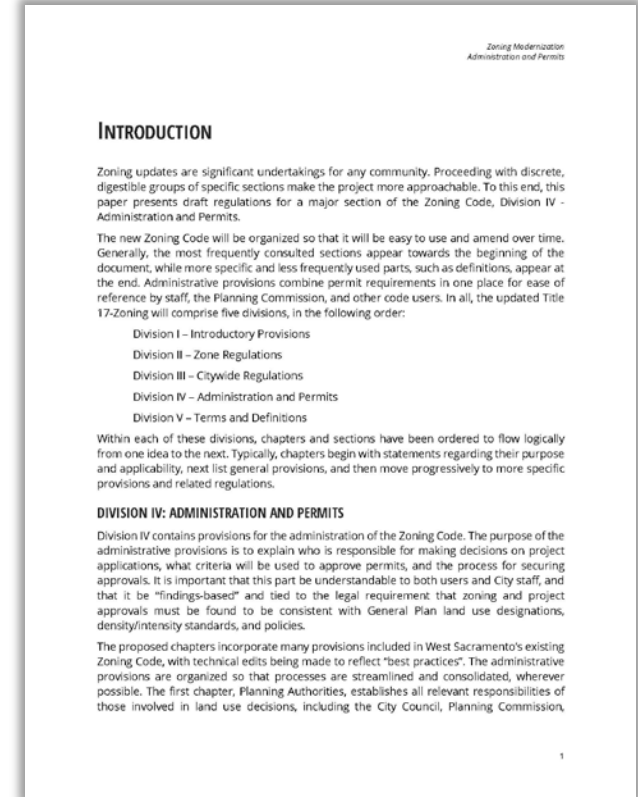
Regulations apply to all zones.

- Consolidates standards which are applicable Citywide
- Enhances code usability and administration

Provisions include:

- General Site Regulations
- Affordable Housing, Density Bonuses, and Incentives
- Childcare Development Fee Alternatives
- Landscaping
- Performance Standards
- Signs
- Standards for Specific Uses

Parking Standards and Nonconforming Provisions will be addressed in Module 3.



Citywide Regulations

General Site Regulations

New sections are noted in italics.

- Accessory Buildings and Structures
- *Development on Lots Divided by Zone Boundaries*
- *Development on Substandard Lots*
- Encroachment into Required Setbacks
- Fences, Walls, and Hedges
- Heights and Height Exceptions
- *Lighting and Illumination*
- Open Space
- Outdoor Storage
- Parking and Storage of Commercial and Recreational Vehicles
- Refuse and Recycling Areas
- Screening
- Swimming Pools and Spas
- *Underground Utilities*
- Visibility at Intersections

Citywide Regulations

Affordable Housing, Density Bonuses, and Incentives

- Carries forward existing regulations, with minor revisions for clarification
- Standards in accordance with State law
- Establishes density increase and incentive program to encourage the creation of housing affordable to moderate, low, and very-low income households; as well as senior housing
- Establishes qualifications, applications, and provisions for denial of applications

Citywide Regulations

Childcare Development Fee Alternatives

- Carries forward existing regulations, with minor revisions for clarification
- References Chapter 12.44, Childcare Development Fees and Alternatives, of the Municipal Code
- Establishes alternatives to paying childcare development fees to encourage the development of a range of childcare facilities
 - Provision of on-site or off-site childcare facilities
 - Donation of land for the development of a childcare facility
 - Financial assistance to public or private entities developing childcare facilities

Citywide Regulations

Landscaping

- Carries forward and re-organizes existing regulations
- Establishes that landscaping shall be consistent with other regulations:
 - City Landscape Development Guidelines
 - Chapter 8.24, Tree Preservation, of the Municipal Code
 - Chapter 13.04, Article XII, Water Efficient Landscaping, of the Municipal Code

Citywide Regulations

Performance Standards

- Carries forward existing regulations, including minor revisions, for the following:
 - Dust, Fumes, and Odors
 - Electromagnetic Interference
 - Fire and Explosive Hazards
 - Hazardous and Extremely Hazardous Materials
 - Noise and Vibration
 - Radioactivity
 - Waste Disposal
- New additions include the following:
 - Glare
 - Heat and Humidity

Citywide Regulations

Signs

- Consolidates Chapter 17.33, Signs and Chapter 17.39, Temporary Off-Site Directional Sign Ordinance, with revisions:
 - Focus on content neutrality
 - Added general requirements for materials and illumination
 - Sign allowances are comprehensively revised to vary by zone. Specific standards for each sign type are provided with new sign types incorporated:
 - Awning and canopy signs
 - Projecting and shingle signs
 - High-rise Building Identification Signs
 - Portable signs



A-Frame Sign



Awning Sign



Shingle Sign

Citywide Regulations

Standards for Specific Uses

- Accessory Uses
- Accessory Dwelling Units
- Adult Entertainment Uses
- Animal Keeping
- Automobile/Vehicle Sales and Services
- Cannabis
- Drive-Through Facility
- Emergency Shelters and Daytime Services Facilities
- Farmer's Markets
- Home Occupations
- Manufactured Home Parks
- Mobile Vending
- Outdoor Display and Sales
- Outdoor Dining and Seating
- Personal Services
- Recharging Stations
- Recycling Facilities
- Single Room Occupancy
- Solar Energy Systems
- Temporary Uses
- Urban Agriculture
- Wireless Telecommunication Facilities

Citywide Regulations

Specific Uses - Existing Standards Carried Forward

Changes are limited to refinements for formatting and consistency.

- **Adult Entertainment Uses**
- **Cannabis**
- **Emergency Shelters and Daytime Services Facilities**
- **Manufactured Home Parks**

Citywide Regulations

Specific Uses - Revised Standards

Existing standards are carried forward with substantial revisions.

- **Accessory Uses.** Revised with cross-references to Division II and General Site Regulations.
- **Accessory Dwelling Units.** Updated consistent with State law on unit size and parking.
- **Animal Keeping.** Carries forward existing standards with new provisions to allow bee keeping.
- **Home Occupations.** Updated consistent with State law on cottage foods.
- **Recycling Facilities.** Revised with standards for small and large recycling collection facilities.
- **Temporary Uses.** New provisions for garage sales, non-profit fundraising, and short-term events. Other temporary uses may be allowed with a Minor Use Permit.
- **Wireless Telecommunication Facilities.** Revised standards establish permit requirements for stealth, non-stealth, and co-located facilities, as well as development standards and required findings for all facilities.

Citywide Regulations

Specific Uses - New Standards

New regulations for uses that do not have specific use standards in the existing code.

- **Automobile/Vehicle Sales and Services.** Standards for vehicle sales and leasing activities, washing, and service sections.
- **Drive-Through Facility.** Standards for drive aisles, landscaping, and pedestrian walkways. Facilities require a Conditional Use Permit and a circulation plan.
- **Farmer's Markets.** Standards require a management plan, waste disposal, and maintenance, and limit hours of operation.
- **Mobile Vending.** Standards for location, number, duration, parking, and allowed products for mobile vendors. A nuisance provision prohibits advertising through amplified sound systems and requires vendors to keep areas clean of litter and debris.
- **Outdoor Display and Sales.** Standards for temporary and permanent outdoor displays, including produce displays. Permanent outdoor displays require a Minor Use Permit.

Citywide Regulations

Specific Uses - New Standards, continued

New regulations for uses that do not have specific use standards in the existing code.

- **Outdoor Dining and Seating.** Standards for outdoor dining and seating conducted as accessory to another use.
- **Personal Services.** Standards establish limits on hours of operation, unless modified through a Use Permit.
- **Recharging Stations.** Provisions specifically allow recharging stations in parking or loading areas.
- **Single Room Occupancy.** Standards establish size, occupancy, and facility requirements
- **Solar Energy Systems.** Standards establish height and location limits for solar energy systems.
- **Urban Agriculture.** Provisions for community and market gardens, private gardens, and urban agriculture stands. Standards limit hours of operation, buildings and structures, equipment, and require ongoing maintenance.

Citywide Regulations

Discussion