

SACRAMENTO COUNTY SUMMARY OF ZONING CLASSIFICATIONS

This document provides a brief overview of zoning designations only. Inaccuracies may be present. Please consult the Sacramento County Zoning Code for complete and vetted zoning information.

CURRENT ZONES

I. PERMANENT AGRICULTURAL ZONES

- a. AG-160: Minimum parcel size of 160 gross acres. This agricultural extensive zone permits one single family residence per parcel as well as all agricultural uses. The purpose of this zone is to promote long-term agricultural use and to discourage the premature and unnecessary conversion of agricultural land to urban uses. Accessory dwellings for agricultural employees are permitted. Most institutional uses are allowed with a use permit.
- b. AG-80 and AG-40: Identical to AG-160 except a minimum parcel size of 80 gross acres and 40 gross acres, respectively, are permitted in these zones.
- c. AG-20: Minimum parcel size is 20 gross acres. The smaller allowable minimum parcel size in this zone is based on the anticipated intensive agricultural use of this land. This type of use is highly dependent upon soils and infrastructure.

II. AGRICULTURAL/RESIDENTIAL ZONES

- a. AR-10: A low density, single-family residential land use zone with a minimum parcel size of 10 gross acres. The purpose of agricultural/residential zoning is to allow the keeping of animals and the raising of crops for personal or income supplementation purposes.
- b. AR-5, AR-2, and AR-1: These agricultural/residential land use zones are essentially the same as AR-10 except for a smaller gross lot size.

III. RESERVE LAND USE ZONES

- a. UR: Urban Reserve zone. This is essentially an agricultural zone with a minimum parcel size of 20 gross acres. This zone is applied to areas which may be appropriate for urban development at some future date subject to further review and rezoning.
- b. IR: Industrial Reserve zone. This zone is essentially an agricultural zone with a minimum parcel size of 20 acres. In this zone many uses including single family residential require a use permit. Future industrial use is foreseen as appropriate in areas where this zone is applied subject to further review and rezoning.

IV. RECREATION ZONE

- a. “O”: Recreation zone. This zone permits public park facilities and wildlife preserves. Agricultural uses, single family residential uses, some agriculturally related commercial uses and some institutional uses are permitted subject to the issuance of a conditional use permit. The minimum lot area is 3 acres with minimum lot width of 200 feet.

V. RESIDENTIAL ZONES

- a. RD-1: Single Family zone. Similar to AR-1 except that general agricultural uses such as beekeeping, row crops, and gas wells are not permitted in this zone. Incidental agricultural uses, including the keeping of horses, are permitted. The minimum lot area is one (1) net acre.
- b. RD-2: Single Family zone. Identical to RD-1 except a minimum lot size of 20,000 net square feet, with a minimum lot width of 75 feet, is permitted if either a public water supply or a public sewerage facility, or both, is in use.
- c. RD-3: Single Family zone. Similar to RD-1 except that a minimum lot size of 10,000 net square feet, with a minimum lot width of 65 feet, is permitted if either a public water supply or public sewerage facility, or both, is in use. In this zone, incidental agricultural uses, including the keeping of horses, is permitted only if the lot area is 20,000 net square feet.
- d. RD-4: Single Family zone. Identical to RD-3 except that a minimum lot area of 8,500 net square feet is permitted where public water supply and public sewerage facility, or both, are in use. A minimum lot size of 10,000 square feet is permitted if either a public water supply or a public sewerage facility is in use, but not both. In addition, convenience centers are permitted in this zone subject to issuance of a use permit. The minimum lot width and public street frontage is 65 feet.
- e. RD-5: This is the most widely occurring single family residential zone. Where public water supply and public sewerage facilities are both in use, 5,200 net square feet is the required minimum lot size for interior lots, with corner lots being 6,200 net square feet. Duplexes are permitted with a minimum lot size of 8,500 net square feet on corner lots and subject to the issuance of a use permit on interior lots of this size. Incidental agricultural uses are permitted on lots 20,000 net square feet or larger. Certain types of businesses and professional office uses when in scale and oriented to the neighborhood, as well as convenience centers, are allowed subject to the issuance of a use permit.
- f. RD-7: Another widely occurring single family zone with interior lot size of 4,000 net square feet and corner lots of 5,200 net square feet when public water supply and public sewerage facilities are in use. Duplexes are permitted on 8,500 net square feet corner lots and on interior lots of 6,200 net square feet with the issuance of a use permit.

- g. RD-10: This is the most common duplex zone, although other multiple family uses are permitted with a use permit. A maximum of ten (10) dwelling units per net acre of land is allowed. Single family interior lots require 4,000 net square feet and single family corner lots require 5,200 net square feet. Minimum lot sizes for a duplex on corner lots is 7,200 net square feet and 6,200 net square feet for interior lots. The minimum lot size for multiple family projects 5,200 net square feet for interior lots and 6,200 net square feet for corner lots.
- h. RD-15, RD-20, RD-25, RD-30, and RD-40: These multiple family zones are identical in permitted uses and requirements except for maximum densities allowable. These zones allow maximum densities of 15, 20, 25, 30, and 40 dwelling units per net acre of land. Incidental agricultural uses are allowed only upon issuance of a use permit. The minimum lot sizes are the same as those for single, duplex, and multifamily developments in the RD-10 description.

VI. COMMERCIAL USES

- a. BP: Business and Professional zone. The BP zone generally permits office building and related uses such as banks, libraries, doctor's offices, general business offices, and similar uses. This zone is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development. Multiple-family residential projects are permitted with a use permit. Signs are to be less obtrusive than in other commercial zones.
- b. SC: Shopping Center zone. The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses. Multiple-family residential projects are permitted with a use permit. Signs are regulated for the shopping center as a single unit.
- c. LC: Limited Commercial zone. The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zone be used in those locations where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development. Sign regulations are similar to those in the SC zone.
- d. GC: General Commercial zone. The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses which would not be appropriate in the more restrictive commercial districts. This zoning district permits a broad range of commercial uses including more intense uses such as small warehousing operations, auto repair shops, and truck service stations. Multiple-family residential projects with 150 or fewer units are a permitted use. Projects with more than 150 units require a use permit. Signing regulations are the same as those in the SC and LC zones. Auto sales may be permitted with a use permit.

- e. AC: Auto Commercial zone. This zone is designed to provide for automotive sales and services and compatible uses. The standards are the same as those in LC and GC zones. Limited display of merchandise in the front yard is allowed in this zone only.
- f. TC: Travel Commercial zone. This zone is designed to serve the highway traveler and user with uses and services normally associated with tourists and vacationers. Standards are similar to those in the GC, LC, and AC zones with additional standards for development of travel trailer parks and hotels and motels.
- g. C-O: Recreation zone. This zone permits a wide range of recreation oriented uses most of which require a use permit. Permitted uses include: marinas, restaurants, travel trailer parks and resorts. Those uses requiring a use permit include: boat sales, bowling alleys, and the like.

VII. INDUSTRIAL ZONES

- a. M-1: The Light Industrial zone is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone. Many of the uses permitted are required to be carried out completely within an enclosed building or behind an enclosed solid wood or fenced area.
- b. M-2: The Heavy Industrial zone provides for the more objectionable industrial uses.
- c. MP: The Industrial- Office Park zone provides for well-designed and controlled groupings of research, service, and light industrial uses. Comparatively rigid development standards apply in this zone.

VIII. SPECIAL AND COMBINING LAND USE ZONES

- a. (F): Flood combining zone. This zone is combined with the basic zone applied to property in areas designated as subject to flooding in the event of a 100-year flood. Any new or altered building designed for human habitation must have its first floor elevated as required by the Sacramento County Water Agency Drainage Ordinance.
- b. (SM): Surface Mining combining zone. This zone is combined with the basic zone in areas which have been identified as valuable mineral resource areas, to protect these resources from preclusive and incompatible land uses. This combining zone is also applied to surface mining areas to protect the environment and the public health, safety, welfare, and property values of residents in the area.

- c. (PC): Parkway Corridor combining zone. This zone is combined with the basic zone in areas on which uses may affect the aesthetics of the American River Parkway. This combining zone has been established to limit uses that visually impact the parkway. Recently, the bluff areas have begun to erode significantly and the combining zone contains development standards to provide safety for developments occurring near the tops of the bluffs.
- d. (NPA): Neighborhood Preservation Area combining zone. This zone is for areas having unique architectural, environmental, social or other characteristics existing which current property owners wish to maintain. New development in these areas should meet conditions which existing standards of the basic zone may not address.
- e. (SPA): Special Planning Area zone. This special zone is similar to the (NPA) zone and is also used to establish uses differing from those contained in the basic zones. It may not have an underlying base zone and can stand alone for the area described by the SPA document.
- f. (FP): Food Processing combining zone. This zone provides for the location in agricultural areas of food processing industries which require extensive use of land for wastewater disposal. Adverse environmental impacts are minimized and agricultural productivity is enhanced and protected by the standards of this zone.
- g. (DW): Delta Waterways combining zone. This zone regulates uses along the Sacramento River and along the waterways in the area commonly known as the “Delta Area.” These areas should remain in as natural state as possible.
- h. (NS): Natural Streams combining zone. This zone applies to properties along certain streams which have recreational potential. While allowing some development, the use of fill in these areas shall be kept to a minimum. These areas should remain in as natural a state as possible.
- i. (MHP): Mobilehome Park combining zone is designed to provide for the development of mobilehome parks. When combined with the underlying zone, it will provide opportunity for a variety of mobilehome park environments which are compatible with the communities in which they are placed.

SUPERSEDED ZONES (MAY STILL BE IN USE IN ISOLATED AREAS)

IX. INTERIM AGRICULTURAL ZONES

- a. A-80, A-20, and A-10 are interim agricultural holding zones. The purpose of these zones is to provide for agricultural uses for the present, while reserving these areas for possible future urban, recreational or industrial uses. A minimum 80 gross acres, 20 gross acres, and 10 gross acres are required in these zones.

- b. A-5 and A-2 are interim agricultural zones with minimum lot sizes of 5 acres and 2 acres respectively. These zones are similar in purpose and allowable uses to the Agricultural/Residential zones, and conversion to these new zones is anticipated.
- c. A-1-B and A-1-A: Similar to A-5 and A-2 above except that a minimum lot size of 1 acre is required. A minimum lot size of 20,000 square feet is permitted in the A-1-A zone if public sewer or water facilities are available.

X. IIINTERIM RESIDENTIAL ZONES

- a. R-1-A: Single Family zone. Minimum lot size of 5,200 square feet. This zone permits single family residences and related uses including foster homes, day care homes, and residential care homes. Uses subject to a use permit include churches and mobile homes under special circumstances.
- b. R-1-B: Single Family and Duplex zone. Minimum lot size- 5,200 square feet for single family and 8,500 square feet for duplexes. The permitted uses are nearly identical to those in the R-1-A- zone except that incidental agricultural uses including the keeping of horses is permitted when the lot is 20,000 square feet or larger.
- c. R-2: Two Family Residential zone. Minimum parcel size- 5,200 square feet for a single family and 6,200 square feet for duplexes. Permitted uses include apartments, fraternity houses, rest homes, and those uses permitted under R-1-B. Convalescent hospitals and rest homes are permitted subject to obtaining a use permit. Special lot area requirements are specified in the Zoning Ordinance for multiple family uses.
- d. R-2-A: Multiple Family zone. This is the lower density of the two multiple family zones in the County; the zone is typically developed with fourplex units. The permitted uses are precisely the same as those in the R-2 zone. The yard requirements vary, dependent upon building size and orientation of primary entrances. Although a precise density is not specified, density or development ranges from 10 to 25 dwelling units per acre.
- e. R-3: Multiple Family zone- see R-2-A above. Although a precise density is not specified, density ranges from 14-40 dwelling units per acre.
- f. R-TH: Residential Townhouse zone. This zone is designed to permit development of “common wall” or “townhouse” dwelling units. The ordinance has specific provisions for townhouse developments as well as specific provisions for single family and duplex developments. The uses permitted in the zone are limited to single family, duplex, row house, cluster development, and townhouses, as well as accessory buildings and foster homes. The uses permitted subject to a use permit include: churches, schools, cultural facilities, and home occupations.

- g. RM-1: This zone permits very few uses other than mobilehome parks. The zone contains park development standards including requirements for minimum driveway width, vehicle storage areas, recreational areas and public street frontage-
- h. RM-2: Mobilehome Subdivision zone. Minimum lot size of 5,200 square feet. The primary permitted use in this zone is a mobilehome on an individually owned parcel similar in size to those found in typical single family residential subdivisions.

XI. INTERIM COMMERCIAL ZONES

- a. C-1: Limited Commercial zone. The uses permitted in the C-1 zone are of a greater range than those in the LC zone. For example, apartments are permitted in the C-1 zone while a use permit is required in the LC zone. Generally, there are not any requirements for landscaping in the C-1 zone. Sign requirements are similar to the LC and GC zones.
- b. C-2: General Commercial zone. This zone permits a very wide range of uses from retail stores to cabinet shops, to contractors' storage (only within an enclosed building) to apartments. Development standards are similar to the C-1 zone.