APPENDIX 7: ADDITIONAL INFORMATION AND SUPPORTING DOCUMENTATION, WEBLINKS

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Appendix 7: Additional Information and Supporting Documentation, Weblinks

Document Title	Categories
Zoning Code 5.4.8 Projects Pursuant to SB 1123	1B
Housing and Infill Zoning Code Amendments Webpage	1B, 1F, 2E, 2N
Housing Element (HE) Program D10	1B, 3D
Zoning Code 6.5.4. Affordable Housing Incentive Program (AHIP)	1D, 2E
Zoning Code 6.4.6.D. Decision Authority and Approval Criteria	1D
Zoning Code 6.4.6.G. Density Bonuses and Intensity Increases	1D, 1G
Zoning Code 5.9.5. Parking Reductions	1F
Active Transportation Plan (ATP)	1F
Climate Action Plan (CAP)	1F
Sacramento County Housing Element (HE)	1G, 1H, 1L, 2C, 2E, 4G
SB2 Zoning Code Update Hearing	1G, 1H, 2A, 2E
Countywide Rezone Hearing	1G
Zoning Code 3.5.1.C. Multifamily Use Standards	1H, 1I
Zoning Code 5.4.3.C. Project Development Standards – Multifamily Residential	1I
Stockton Boulevard Special Planning Area (SPA)	1I
Butterfield Light Rail Station Special Planning Area (SPA)	1I
Fair Oaks Boulevard Corridor Plan Special Planning Area (SPA)	1I
Chapter 22.35 (Affordable Housing Ordinance)	1K
Supportive and Group Living Uses Zoning Ordinance Hearing	1L
Zoning Code 3.2.5. Table of Allowed Uses	1L, 2A, 2C
Zoning Code 3.5.2 Farmworker Housing Use Standards	1L
2030 General Plan and EIR	2B
County Specific Plans and Master Plans	2B
6.8.2.B Use By Right Definition	2C, 2E
Housing Crisis Act of 2019 - SB 330 Preliminary Application Form	2G
SB 35 Streamlining Eligibility Determination Application Form (PER-311)	2G

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SB 35 Streamlining Information Sheet	2G
Concurrent Plan Review Program	2G
Design Review Program	2H
Multifamily Design Standards Checklist	2H
Public Counter Website	2I
Development Process Managers (DPM) Announcement	2I
Discretionary Entitlement Form	2K
Non-Discretionary Design Review Form	2K
Public Project Viewer	2L
Building Permit Online Portal	2L
Infill Program Webpage	2N
North Watt Avenue Specific Plan	2N
SCC 16.100 Affordable Housing Fee Deferral and Waiver	3A
Shelf Ready ADU Program	3B
SB 937 Ordinance Update Hearing	3C
Active Transportation Plan	3E
Climate Action Plan	3E
Environmental Justice Element	3E
Arden Way Complete Streets Program	3E
Watt Avenue Complete Street Improvements	3E
Florin Road Bicycle and Pedestrian Improvement Project	3E
Housing Element Program D1	3F
Statewide Community Infrastructure Program (SCIP)	3I
Bond Opportunities for Land Development (BOLD)	3I
Measure A Webpage	4A
Measure A Expenditure Dashboard	4A
Sacramento County Code - 16.89	4B
SHRA Multifamily Lending and Mortgage Revenue Bond Policies	4C, 4I, 4L
January 28, 2025 Board of Supervisors Hearing	4C
Flexible Housing pool	4K
American River Parkway Funding Details	4L
Sacramento County Treasury Oversight Committee Agenda	4M

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Appendix 7: Additional Information and Supporting Documentation, Attachments

Document Title	Pages	Categories
Attachment 1: Legislative Update To zoning code (SZC 2026-0006)	1-6	1B
Attachment 2: Housing and Infill zoning code Amendments (SZC-2026-XXX)	7-224	1B, 1F, 2N, 3G
Attachment 3: Tiny Homes Ordinance (SZC-2026-XXX)	225-261	1B, 3D, 3G
Attachment 4: SB2 Ordinance (SZC-2022-0011)	262-264	1G, 1H, 2A, 2E, 2H
Attachment 5: Countywide Rezones TCAC/HCD opportunity map	265-266	1G
Attachment 6: 2025 SHRA Annual AHO Report	267-275	1K
Attachment 7: Supportive and Group Living Uses Zoning Ordinance (SZC-2024-0004)	276-278	1L
Attachment 8: Residential Processing Timelines Spreadsheet	279-301	2D, 2J, 3B
Attachment 9: Rezone Housing Element Update (SZC-2026-0004)	302-306	2E
Attachment 10: Residential Development Impact Fee Deferral Program Guidelines	307-316	3C
Attachment 11: SHRA HTF Yearly Reports (2023-2025)	317-336	4B

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Appendix 7: Additional Information and Supporting Documentation, Attachments

ATT 1

Clerk of the Board
Todd Stermer

County Executive
David Villanueva

County of Sacramento

MEMORANDUM

Date: May 14, 2026

To: Todd Smith, Planning Director
Division of Planning and Environmental Review

From: Todd Stermer, Clerk of the Board

Subject: PLNP2024-00194 2024-2025 California State Legislative Update Zoning Code Amendment (ZOB)
(Item No. 51; May 12, 2026)

The Board of Supervisors, meeting in regular session on Tuesday, May 12, 2026, voted (5;0) to determine the Notice of Exemption (Control Number PLNP2024-00194, Attachment 5) is adequate and complete and approve Ordinance No. SZC 2026-0006 amending Chapters 1, 3, 4, 5, 6, and 7, Title V (Courtland, North Highlands Town Center, and Fulton Avenue Special Planning Areas), and Title VI (Old Florin Town, Fair Oaks Boulevard Main Street District, and North Watt Avenue Corridor Plan Special Planning Areas) of the Sacramento County Zoning Code.

cc: File
Applicant
Troy Givans, Director, Community Development
Todd Smith, Planner Director, Division of Planning and Environmental Review
Kimber Gutierrez, Principal Planner, Division of Planning and Environmental Review
June Powells-Mays, Supervising Deputy Counsel, Office of County Counsel

ST:dlb

ORDINANCE NO. SZC 2026-0006

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY TO AMEND CHAPTERS 1, 3, 4, 5, 6, AND 7, TITLE V (COURTLAND, NORTH HIGHLANDS TOWN CENTER, AND FULTON AVENUE SPECIAL PLANNING AREAS), AND TITLE VI (OLD FLORIN TOWN, FAIR OAKS BOULEVARD MAIN STREET DISTRICT, AND NORTH WATT AVENUE CORRIDOR PLAN SPECIAL PLANNING AREAS) OF THE SACRAMENTO COUNTY ZONING CODE TO INCORPORATE CHANGES IN CALIFORNIA STATE LAW PASSED BETWEEN 2023 AND 2025 RELATED TO ZONING AND LAND USE

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Chapters 1, 3, 4, 5, 6, and 7, Title V (Courtland, North Highlands Town Center, and Fulton Avenue Special Planning Areas), and Title VI (Old Florin Town, Fair Oaks Boulevard Main Street District, and North Watt Avenue Corridor Plan Special Planning Areas) of the Zoning Code of Sacramento County are hereby amended to revise various provisions as described in Exhibit A-1. A clean version of this document is provided as Exhibit A-2.

SECTION 2: Staff is directed to make all necessary administrative changes to implement this amendment, including, but not limited to: correcting page, table, and image breaks; updating pagination and page references; correcting minor grammatical or other typographical errors; finalizing the documents; and updating the Zoning Code User Guide, application forms, and webpages.

SECTION 3: This ordinance shall take effect and be in full force on and

after thirty (30) days from the date of its passage, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Serna, seconded by Supervisor Kennedy, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 12th day of May 2026, by the following vote:

AYES: Supervisors Desmond, Kennedy, Serna, Rodriguez

NOES: Supervisors Hume

ABSENT: None

ABSTAIN: None

RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

_____
Chair of the Board of Supervisors
of Sacramento County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisors

EXHIBIT A-1

PLNP2024-00194 – ZONING CODE AMENDMENT TO UPDATE CHAPTERS 1, 3, 4, 5, 6, AND 7, TITLE V (COURTLAND, NORTH HIGHLANDS TOWN CENTER, AND FULTON AVENUE SPECIAL PLANNING AREAS), AND TITLE VI (OLD FLORIN TOWN, FAIR OAKS BOULEVARD MAIN STREET DISTRICT, AND NORTH WATT AVENUE CORRIDOR PLAN SPECIAL PLANNING AREAS) OF THE SACRAMENTO COUNTY ZONING CODE, STRIKETHROUGH VERSION

Insert Zoning Code Amendments – Strikethrough
(Board Letter Attachment 3)

EXHIBIT A-2

PLNP2024-00194 – ZONING CODE AMENDMENT TO UPDATE CHAPTERS 1, 3, 4, 5, 6, AND 7, TITLE V (COURTLAND, NORTH HIGHLANDS TOWN CENTER, AND FULTON AVENUE SPECIAL PLANNING AREAS), AND TITLE VI (OLD FLORIN TOWN, FAIR OAKS BOULEVARD MAIN STREET DISTRICT, AND NORTH WATT AVENUE CORRIDOR PLAN SPECIAL PLANNING AREAS) OF THE SACRAMENTO COUNTY ZONING CODE, CLEAN VERSION

Insert Zoning Code Amendments – Clean
(Board Letter Attachment 4)

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 2

ORDINANCE NO. SZC 2026-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, AMENDING CHAPTERS 2 THROUGH 7 AND TITLE IV OF THE ZONING CODE OF SACRAMENTO COUNTY

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Chapters 2 through 7 and Title IV (Interim Zones) of the Zoning Code of Sacramento County, Ordinance No. SZC-2015-0003, are hereby amended to revise various provisions as described in Exhibit "A" attached hereto and incorporated herein as though set forth in full. A clean version of this Exhibit "A" document is included as Exhibit "B".

SECTION 2: Staff is directed to make all necessary administrative changes to implement this amendment, including, but not limited to: correcting page, table, and image breaks; updating pagination and page references; correcting minor grammatical or other typographical errors; finalizing documents; and updating the Zoning Code User Guide, application forms, and webpages.

SECTION 3: This ordinance shall take effect and be in full force on 30 days from the date of its passage, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor _____, seconded by Supervisor _____, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 17th day of November, 2026, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

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An Ordinance Of The Board Of Supervisors Of Sacramento County, State of California, Amending Chapters 2 Through 7 And Title IV Of The Zoning Code Of Sacramento County

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.)

_____
Chair of the Board of Supervisors
of Sacramento County, California

ATTEST: _____
Clerk, Board of Supervisors

DRAFT

An Ordinance Of The Board Of Supervisors Of Sacramento County, State of California, Amending Chapters 2 Through 7 And Title IV Of The Zoning Code Of Sacramento County

EXHIBIT "A"
PLNP2025-00202 HOUSING AND INFILL ZONING CODE AMENDMENTS
ZONING CODE AMENDMENTS – CHAPTER 2 THROUGH 7 AND TITLE IV, STRIKETHROUGH VERSION

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Version Control Note

*This Zoning Ordinance Amendment is being processed concurrently with the **Tiny Homes Zoning Ordinance Amendment** (PLNP2025-00139), which impacts sections also being amended by this Ordinance.*

The Tiny Homes Amendment adds Item A.15 to Table 3.1, Section 3.5.1.L, Section 5.4.9, and certain items to the definitions and acronyms list in Chapter 7. These changes are not reflected nor referenced within this amendment. It should be assumed that if the Tiny Homes Amendment is adopted, those sections and amendments are adopted irrespective of missing references within this amendment's strikethrough.

In case of any conflict between the Tiny Homes Amendment and this amendment, should both amendments be adopted, text provided within this amendment for Section 5.4.2.C, inclusive of Table 5.7.C, shall prevail.

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Chapter 2: Zoning Districts

Sacramento County Zoning Code

Chapter 2: Zoning Districts

Any text with an italic yellow background is intended to be descriptive caption text only and will not be visible in the amended Code.

Unless otherwise specified, "XX-XX-XXXX" and "Month XX, YYYY" shall refer to the effective date of this Zoning Ordinance Amendment.

Amended Month XX, XXXX

2.1. GENERAL

2.1.1. - 2.1.3.

No changes.

2.1.4. Sequence of Zoning Districts

[AMENDED 09-10-2026] **[AMENDED XX-XX-XXXX]**

2.1.4.A. Intermediate Zoning District Classifications

Within each major Section of this Chapter, the zoning districts are listed in sequence for the purpose of determining the intermediate zoning district. The Planning Commission may recommend a zoning district classification to the Board of Supervisors intermediate to the existing zoning district and the zoning district classification sought by the applicant. The sequences in this Chapter are independent and are in the order of intensity, ranging from the least intense at the top of each sequence to the most intense at the bottom. The Planning Commission may recommend an intermediate zoning district classification between two zoning districts within a particular sequence, or may recommend a less intense zoning district in the sequence containing the zoning district advertised in the notice of public hearing. For example, RD-15 is intermediate to RD-20 and RD-30; BP is intermediate to GC; RD-30, however, is not intermediate to BP since the latter is in a different sequence from the advertised zoning district.

1. – 6.

No changes.

~~7. Mixed-Use Zoning District Sequence~~

~~a. NMC~~

~~b. CMC~~

~~c. CMZ~~

2.1.4.B. Nonintermediate Zoning Districts

No changes.

2.1.5. Abbreviations

No changes.

2.2. COMPREHENSIVE ZONING PLAN

No changes.

2.3. COMBINING ZONE DISTRICTS

[AMENDED XX-XX-XXXX]

2.3.1. Purpose

No changes.

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2.3.2. Table of Combining Zone Districts

The following are the combining zone districts for Sacramento County:

TABLE 2.1 TABLE OF COMBINING ZONING DISTRICTS

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

Zoning District Name	Abbreviation	Purpose and District Summary
Flood Combining	F	This zoning district is combined with the base zoning district and applies to those areas designated as subject to flooding in the event of a 100-year flood upon a recommendation by the Sacramento County Department of Water Resources. Any new or altered building designed for human habitation must have its first floor elevated as required by the Sacramento County Floodplain Management Ordinance.
Commercial Corridor Combining	**COR**	**This zoning district is combined with a base zoning district to encourage dense, walkable, and transit-oriented infill development and adaptive reuse along the County's commercial corridors.**
Natural Streams Combining ~~Zoning District~~	NS	This zoning district is combined with a base zoning district and is used to regulate property along the designated Natural Streams provided in Chapter 4.
Neighborhood Preservation Area Combining ~~Zoning District~~	NPA	This zoning district is combined with the base zoning district and provides a means by which regulations may be provided to supplement or modify the provisions in the basic zoning districts as necessary to preserve existing unique characteristics. An NPA zoning district may be combined with any other zoning classification.
Parkway Corridor Combining	PC	This zoning district is combined with the base zoning district and applied to property in areas on which uses may affect the aesthetics of the American River Parkway. This combining zoning district has been established to limit uses that visually impact the parkway. Recently, the bluff areas have begun to erode significantly and the combining zoning district contains development standards to provide safety for developments occurring near the tops of the bluffs.

2.4. – 2.7.

No changes.

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~~2.8. MIXED-USE ZONING DISTRICTS~~ [DELETED XX-XX-XXXX]

~~2.8.1. General Purpose~~

~~The mixed-use zoning districts are intended to provide for and allow a mixture of residential and non-residential uses on one or more parcels as an integrated development. Mixed use development patterns allow people to drive less if they choose and make it easier for people to walk, bike and use transit to reach destinations. Mixed use development also adds to the creation of vibrant places. In addition to the general purpose for mixed use zoning districts, the specific purpose of each mixed-use zoning district is established in Section 2.8.2.~~

~~2.8.2. Table of Mixed-Use Zoning Districts~~

~~TABLE 2.6 TABLE OF MIXED USE ZONING DISTRICTS~~

~~[AMENDED 09-10-2026]~~

~~Name of Zoning District~~	~~Abbreviation~~	~~Purpose and Zoning District Summary~~
~~Neighborhood Mixed-Use Center~~	~~NMC~~	~~To provide for small, neighborhood-scale, village center type mixed-use areas, providing neighborhood-serving commercial uses within neighborhoods that contain a mix of predominantly medium- to high-density housing. Residential is optional as part of the mix of uses.~~
~~Community-Regional Mixed-Use Center~~	~~CMC~~	~~To provide for transit-oriented, commercial or mixed-use development in horizontal and vertical formats along the County's major commercial corridors and within a one-quarter mile radius of existing or future transit stops. Residential is optional as part of the mix of uses.~~
~~Corridor Mixed-Use~~	~~CMZ~~	~~To promote the orderly and gradual infill of residential and neighborhood-serving commercial mixed-use development along linear corridor areas that are located within a one-quarter to one-half mile distance to a commercial or mixed-use center or transit stop. Residential is required as part of the mix of uses.~~

2.9. COMMERCIAL ZONING DISTRICTS

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

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2.9.1. General Purpose

The Commercial zoning districts are established to promote and protect the public health, safety, and general welfare **and are adopted for the following purposes:**

- To provide sufficient space, in appropriate locations in proximity to residential areas, for retail development catering to the regular shopping needs of nearby residents, with due allowance for the need for a choice of sites.
- To provide appropriate space for retail developments which incorporate safe internal vehicular circulation, attractive walkable internal networks, community connectivity/access, streetscape compatibility, and sufficient off-street parking.
- **To provide appropriate zoning designations to encourage the clustering of commercial uses of similar intensities and character.**
- **To provide for and allow a mixture of residential and compatible nonresidential uses on one or more parcels as an integrated development. These zoning districts serve as the unincorporated area's "mixed-use" zones.**
- ~~To protect both local retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses by regulating the intensity of local retail development.~~
- To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust, and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
- To ~~promote the most desirable use of land and direction of building development in accord with the General Plan, to~~ promote stability and sustainability of commercial development, to strengthen the economic base of the County, to protect the character of the zoning district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- ~~To protect residential areas from incompatible commercial uses by controlling the locations and design of commercial areas.~~
- To promote attractive landscaping that contributes to the community's health, image, pedestrian safety, access and comfort.
- To advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care, and community services.

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- To provide safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods, particularly those urbanized neighborhoods located within one-half mile of a transit priority area.

2.9.2 Table of Commercial Zoning Districts

No change.

2.10. INDUSTRIAL ZONING DISTRICTS

No change.

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Chapter 3: Use Regulations

Sacramento County Zoning Code

Chapter 3: Use Regulations

3.1. PURPOSE AND ORGANIZATION

No change.

3.2. TABLES OF ALLOWED USES

3.2.1. - 3.2.4.

No change.

3.2.5. Allowed Uses in All Zoning Districts

[AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

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Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.1
Allowed Primary Uses Table

Amended June 22, 2017 & December 1, 2017 & January 12, 2019 & July 16, 2020 & February 25, 2021 & September 9, 2022 & June 6, 2024 & July 4, 2024 & July 11, 2024 & September 10, 2026 & **Month XX, YYYY**

For the Interim Mobilehome Park (RM-1), Interim Residential Estate (RE-1/RE-2), Interim Auto Commercial (AC) and Interim Travel Commercial (TC), zones, see Title IV for full standards. For all uses, the Interim Shopping Center (SC) zone defers to LC.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Agricultural	A	General / Commercial Agricultural Uses	P	P	P	P	UPZ	UPZ	N	N	N	N	P	UPZ	UPZ	~~N~~	~~N~~	~~N~~	N	N	N	P	P	P		3.4.1
Agricultural	B	Agricultural Equipment Repair, Maintenance and Manufacturing	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPZ	UPZ		N/A
Agricultural	C	Agricultural Supplies and Services	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	P	N	P	P		3.4.13
Agricultural	D	Primary Processing of Agricultural Products, Excluding Industrial Hemp	UPZ	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	P	P	[1]	3.4.3
Agricultural	E	Commercial Beekeeping	P	P	P	P	P	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.2
Agricultural	F	Non-Commercial Beekeeping	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.4.2
Agricultural	G	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Agricultural	H	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Agricultural	I	Feedlot	P	P	P	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.3
Agricultural	J	Hog Farm	P	P	P	P	P	N	N	N	N	N	P	UPZ	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N	[2]	3.4.4
Agricultural	K	Kill Floor	UPZ	N	N	UPZ	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.5
Agricultural	L	Stables and Corrals	P	P	P	P	P	P	N	N	N	N	P	P	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.6
Agricultural	M	Road-side Crop Sales																								N/A
Agricultural	M.1	Field Retail Stand	P	P	P	P	UPZ	UPZ	N	N	N	N	P	P	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.7.D
Agricultural	M.2	Farm Stand	P	P	P	P	UPZ	UPZ	UPZ	N	N	N	P	P	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.7.E
Agricultural	M.3	Produce Stand	P	P	P	P	P	N	N	N	N	N	P	P	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.7.F
Agricultural	M.4	Agricultural Market	P	P	P	P	P	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.7.H

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Agricultural	M.5	Agricultural Urban Stand	N	N	N	N	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	[3]	3.4.7.G
Agricultural	N	Small Wineries/Specialty and Craft Breweries	P	N	N	P	UPZ	N	N	N	N	N	UPZ	N	UPZ	~~P~~	~~P~~	~~P~~	N	P	P	P	P	P		3.4.8
Agricultural	O	Large Wineries/Breweries	UPZ	N	N	N	N	N	N	N	N	N	UPZ	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	P	P		3.4.9
Agricultural	P	Food Processing Industry	UPB	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.4.10
Agricultural	Q	Water Impoundment, Constructed Lake/Pond	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P		If in Delta: 3.4.11
Agricultural	R	Industrial Hemp	P	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	P	P		3.4.12
Residential	A	Household Living Uses																								N/A
Residential	A.1	~~Dwelling, Duplex- 5 or fewer lots, or , Halfplex - 10 or fewer lots~~ **[DELETED XX-XX-XXXX]**	N	N	N	N	N	N	~~P~~ **N**	~~P~~ **N**	~~P~~ **N**	~~P~~ **N**	N	N	N	~~N~~	~~N~~	~~N~~	~~UPM~~ **N**	~~P~~ **N**	~~P~~ **N**	N	N	N		~~3.5.1.B~~ **N/A**
Residential	A.2	~~Dwelling, Duplex- more than 5 lots, or, Halfplex - more than 10 lots~~ **[DELETED XX-XX-XXXX]**	N	N	N	N	N	N	~~UPZ~~ **N**	~~UPZ~~ **N**	~~P~~ **N**	~~P~~ **N**	N	N	N	~~N~~	~~N~~	~~N~~	~~UPZ~~ **N**	N	N	N	N	N		~~3.5.1.B~~ **N/A**
Residential	A.3	Dwelling, Multifamily ~~- 10 or fewer units~~	N	N	N	N	N	N	N	~~UPZ (RD-10)~~ **P**	P	N	N	N	N	~~P~~	~~P~~	~~P~~	~~UPM~~ **P**	P	P	N	N	N	[11]	3.5.1.C
Residential	A.4	~~Dwelling, Multifamily - more than 10 units~~ **Dwelling, Triplex/Fourplex**	N	N	N	N	N	N	N	~~UPZ (RD-10)~~ **P**	P	~~N~~ **P**	N	N	N	~~P~~	~~P~~	~~P~~	~~UPZ~~ **P**	P	P	N	N	N	[11]	3.5.1.~~C~~ **H**
Residential	A.5	~~Dwelling, Single-family Attached- 10 or fewer lots~~ **Dwelling, Duplex**	N	N	N	N	N	N	P	P	P	~~UPM~~ **P**	N	N	N	~~P~~	~~P~~	~~P~~	~~UPM~~ **P**	P	P	N	N	N		3.5.1.~~D~~ **B**

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Residential	A.6	Dwelling, Single-family Attached~~- more than 10 lots~~	N	N	N	N	N	N	~~UPZ~~ **P**	~~UPZ~~ **P**	P	~~UPZ~~ **P**	N	N	N	~~P~~	~~P~~	~~P~~	~~UPM~~ **P**	P	P	N	N	N		3.5.1.D
Residential	A.7	Dwelling, Single-family Detached	P	P	P	P	P	P	P	P	P	P	P	UPP	N	~~P~~	~~UPM~~	~~P~~	UPM	N	N	N	N	N	[15]	3.5.1.E
Residential	A.8	Dwelling, SB 9 Unit (Second Primary Dwelling)	N	N	N	N	N	P	P	P	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.5.1.K
Residential	A.9	Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P		3.5.1.F
Residential	A.10	Transitional Housing, Supportive Housing	P	P	P	P	P	P	P/UPZ	P/UPZ	P	P/UPM/UPZ	P	UPP	N	~~P~~	~~P/UPM~~	~~P~~	UPM/UPZ	P	P	N	N	N		3.5.1.G
Residential	A.11	Mobile Home Park	N	N	N	N	N	UPB	UPB	UPB	UPZ	P	N	N	UPZ	~~N~~	~~N~~	~~N~~	UPZ	UPZ	UPZ	N	N	N		N/A
Residential	A.12	Residential Care Home-6 or fewer in care	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	N	N	N		3.5.1.I
Residential	A.13	Residential Care Home-7 to 20 in care	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	UPZ	UPP	UPZ	~~P~~	~~P~~	~~P~~	P	P	P	N	N	N		3.5.1.I
Residential	A.14	Condominium Conversions	N	N	N	N	N	UPP	UPP	UPP	UPP	UPP	N	N	N	~~UPP~~	~~UPP~~	~~UPP~~	UPP	UPP	UPP	N	N	N		3.5.1.J
Residential	B	Group Living Uses																								N/A
Residential	B.1	Boarding House	N	N	N	N	N	N	N	UPZ	P	N	N	N	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	N	N	N		N/A
Residential	B.2	Emergency Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	P	N	P	N		3.5.2.A
Residential	B.3	Low Barrier Navigation Center	N	N	N	N	N	N	N	N	N	N	N	N	N	~~P~~	~~P~~	~~P~~	N	P	P	N	P	N		3.5.2.A
Residential	B.4	Scattered Shelter – 10 or fewer clients	N	N	N	P	P	P	P	P	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.5.2.B
Residential	B.5	Scattered Shelter – More than 10 clients	N	N	N	UPM	UPM	UPM	UPM	UPM	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.5.2.B
Residential	B.6	Farmworker Housing	P	P	P	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.5.2.C
Residential	B.7	Affinity Group Housing	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	P	N	N	N	UPP	~~UPP~~	~~UPP~~	~~UPP~~	UPP	UPP	UPP	N	N	N		N/A
Residential	B.8	Single Room Occupancy Unit	N	N	N	N	N	N	N	N	P	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	P	N	N	N		3.5.2.D
Institutional	A.	Assembly Uses																								N/A
Institutional	A.1	Places of Worship or Other Religious Institution	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	N	~~P~~	~~P~~	~~P~~	P	P	P	P	P	UPZ	[5]	3.6.1.A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Institutional	A.2	Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	UPM	P	P	UPM	P	P		3.6.0
Institutional	B	Educational and Cultural Uses																								N/A
Institutional	B.1	Art Gallery, Art Studio	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ	N	N	N	UPM	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P		3.6.2.A
Institutional	B.2	College, University	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	N	~~UPP~~	~~UPP~~	~~UPP~~	UPP	UPP	UPP	UPP	UPP	UPP		3.6.0
Institutional	B.3	School, Private	UPB	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	N	N	UPP	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.6.2.B
Institutional	B.4	School, K-12, Public	P	P	P	P	P	P	P	P	P	P	N	N	UPZ	~~P~~	~~P~~	~~P~~	P	P	P	UPZ	UPP	N		N/A
Institutional	B.5	School, K-12, Private	UPB	UPZ	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	UPZ	UPP	N		3.6.0
Institutional	B.6	Training, Tutoring, or Testing Center (25 or less students)	UPB	UPZ	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPM	~~P~~	~~P~~	~~P~~	UPM	P	P	UPM	UPM	UPM	[7]	3.6.2.C
Institutional	B.7	School, Automobile Driving	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~P~~	~~N~~	P	P	P	P	UPM	UPM		3.6.2.D
Institutional	C.	Government Uses																								N/A
Institutional	C.1	Government Uses and Facilities	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	~~UPP~~	~~UPP~~	~~UPP~~	UPP	UPP	UPP	UPP	UPP	UPP		3.6.3.A
Institutional	D.	Parks and Open Space																								N/A
Institutional	D.1	Cemetery	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	N	UPP	UPP	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP		3.6.4.A
Institutional	D.2	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P		3.6.4.B
Institutional	D.3	Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	N	N	N	N	N	N		N/A
Institutional	D.4	Wildlife Preserve	P	P	P	P	P	N	N	N	N	N	P	P	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Institutional	D.5	Market Garden	N	N	N	N	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	~~UPM~~	~~UPM~~	~~UPM~~	UPM	UPM	UPM	UPM	UPM	UPM		3.6.4.B
Institutional	E.	Social Care Uses																								N/A
Institutional	E.1	Ambulance Service	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	P	P	P	P	P		N/A
Institutional	E.2	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Institutional	E.3	Day Care Center	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	P	UPP	UPP	UPZ	UPP	~~P~~	~~P~~	~~P~~	P	P	P	P	UPZ	UPZ		3.6.5.A
Institutional	E.4	Congregate Care Facility	N	UPP	N	UPP	UPP	UPP	UPP	UPP	UPM	UPP	UPP	UPP	P	~~P~~	~~P~~	~~P~~	UPP	P	P	N	N	N		3.6.0
Institutional	E.5	Hospital	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	UPP	UPP	UPP	~~N~~	~~UPP~~	~~N~~	UPP	UPP	UPP	N	N	N		3.6.0
Institutional	E.6	Hospital, Convalescent	N	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	UPP	~~N~~	~~UPP~~	~~N~~	UPP	UPP	UPP	N	N	N		3.6.0
Institutional	E.7	Behavioral Health Center	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	UPP	UPP	UPP	N	UPP	UPP		N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Institutional	E.8	Rehabilitation Center	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	N	~~N~~	~~UPP~~	~~N~~	UPP	UPP	UPP	N	UPP	UPP		3.6.0
Institutional	F.	Utility and Public Service Facility Uses																								N/A
Institutional	F.1	Non-Electrical Utility Facilities and Infrastructure	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	~~UPM~~	~~UPM~~	~~UPM~~	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.A
Institutional	F.2	Electrical Utilities and Infrastructure	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	~~UPB~~	~~UPB~~	~~UPB~~	UPB	UPB	UPB	UPB	UPB	UPB		3.6.6.B
Institutional	F.3	Solar Energy Facilities																								N/A
Institutional	F.3.a	Commercial I Solar Facilities	UPP	UPP	UPP	N	N	N	N	N	N	N	UPP	UPM	UPM	~~UPM~~	~~UPM~~	~~UPM~~	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.C
Institutional	F.3.b	Commercial II Solar Facilities	UPB	UPB	UPB	N	N	N	N	N	N	N	UPB	N	N	~~N~~	~~N~~	~~N~~	N	N	N	UPP	UPM	UPM		3.6.6.C
Institutional	F.4	Wind Turbine Facilities																								N/A
Institutional	F.4.a	Small Wind Turbines	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	~~UPM~~	~~UPM~~	~~UPM~~	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.D
Institutional	F.4.b	Large Wind Turbines	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	N	~~UPP~~	~~UPP~~	~~UPP~~	UPP	UPP	UPP	UPP	UPP	UPP		3.6.6.D
Institutional	F.5	Battery Energy Storage System (BESS) Facility	UPB	N	UPB	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		3.6.6.E
Institutional	G.	Communication Uses and Facilities																								N/A
Institutional	G.1	Wireless Communication Facilities (WCF)	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	UPZ	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[15]	3.6.7.A.1
Institutional	G.2	Small Cell WCF – Attached	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P	[15]	3.6.7.A.2
Institutional	G.3	Small Cell WCF – Tower	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	~~UPM~~	~~UPM~~	~~UPM~~	UPM	UPM	UPM	UPM	UPM	UPM	[15]	3.6.7.A.2
Institutional	G.4	Eligible Facility WCF	P	P	P	P	P	P	P	P	P	P	P	P	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P	[15]	3.6.7.A.3
Commercial	A.	Commercial Service Uses																								N/A
Commercial	A.1	Animal and Pet Services																								N/A
Commercial	A.1.a	Daytime Animal Services	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPP	N	N	~~P~~	~~P~~	~~P~~	UPZ	P	P	UPZ	UPZ	UPZ		3.7.2.A.1
Commercial	A.1.b	Animal Boarding	UPM	UPZ	UPM	UPZ	UPZ	UPZ	N	N	N	N	UPP	N	N	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	N	UPM	UPM		3.7.2.A.2
Commercial	A.1.c	Veterinarian Animal Hospital	UPZ	UPZ	N	UPZ	UPZ	UPZ	N	N	N	N	UPP	N	N	~~UPZ~~	~~P~~	~~UPZ~~	UPZ	P	P	P	P	P		N/A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	A.1.d	Wild Animal Sanctuary	UPP	N	N	UPB	N	N	N	N	N	N	UPP	UPP	UPP	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.7.2.A.3
Commercial	A.2	Business Services																								N/A
Commercial	A.2.a	General Business Service	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	~~P~~	~~P~~	~~P~~	UPM	P	P	P	UPM	UPM	[7][9]	3.7.2.B.1
Commercial	A.2.b	Intensive Business Service	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	UPZ	UPZ	UPM	UPZ	P	P		3.7.2.B.2
Commercial	A.3	Personal Services																								N/A
Commercial	A.3.a	General Personal Services	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	~~P~~	~~P~~	~~P~~	UPM	P	P	UPM	UPZ	UPZ	[7]	3.7.2.C.1
Commercial	A.3.b	Beauty or Barber Shop, Spa	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	~~UPZ~~	~~P~~	~~P~~	UPM	P	P	UPM	UPZ	UPZ	[7]	3.7.2.C.2
Commercial	A.3.c	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	A.3.d	Fortune Teller	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPP~~	~~N~~	N	UPP	UPP	N	N	N		N/A
Commercial	A.3.e	Funeral Establishment (No Crematory)	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPM~~	~~UPM~~	UPZ	UPM	P	N	UPZ	UPZ		N/A
Commercial	A.3.f	Crematory	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPB	N	UPP	UPP		3.7.2.C.3
Commercial	A.3.g	Massage	N	N	N	N	N	N	N	N	N	N	N	N	P	~~P~~	~~P~~	~~P~~	P	P	P	N	N	N	[8]	3.7.2.C.4, SCC 4.36
Commercial	A.3.h	Self-Service Laundromat	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P	[7]	N/A
Commercial	A.3.i	Body Art Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPM~~	~~N~~	N	UPM	UPM	N	UPZ	UPZ	[11]	3.7.2.C.5
Commercial	A.3.j	Tanning	N	N	N	N	N	N	N	N	N	N	N	N	N	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPM	UPM	UPZ	UPZ	UPZ		3.7.2.C.6
Commercial	A.4	Gunsmithing	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	UPM	P	UPZ	P	P	[11]	3.7.2.D
Commercial	B.	Eating / Drinking Uses																								N/A
Commercial	B.1	Bar, Tavern	N	N	N	N	N	N	N	N	N	N	N	N	UPP	~~UPP~~	~~UPP~~	~~UPP~~	N	UPP	UPP	N	UPP	UPP		3.7.3.C
Commercial	B.2	Catering Service	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~P~~	~~N~~	N	P	P	N	P	UPZ		3.7.3.B
Commercial	B.3	Restaurant, Carry-out/Drive-through/Sit-down	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	UPM	P	P	UPM	UPM	UPZ	[9]	3.7.3.A
Commercial	B.4	Commissary Kitchen	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~P~~	~~N~~	N	P	P	N	P	UPZ		N/A
Commercial	C.	Entertainment / Recreation Uses																								N/A
Commercial	C.1	Indoor General Recreation Facility	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[10]	3.7.4.A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	C.2	Outdoor General Recreation Facility	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	~~N~~	~~UPZ~~	~~UPZ~~	N	UPZ	UPZ	UPZ	UPZ	UPZ		3.7.4.B
Commercial	C.3	Driving Range	UPB	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.4	Adult Businesses																								N/A
Commercial	C.4.a	Adult Use/Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	P	P		3.7.4.C
Commercial	C.4.b	Adult Related Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		3.7.4.C
Commercial	C.4.c	Adult Novelty Store	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPM	UPM	N	N	N		3.7.1.B
Commercial	C.5	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.6	Boat Dock, Private	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.7	Campground	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.8	Card Room	N	N	N	N	N	N	N	N	N	N	N	N	UPP	~~N~~	~~UPP~~	~~N~~	N	UPP	UPP	N	N	N		N/A
Commercial	C.9	Dancing in a Bar or Restaurant, Incidental	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.7.4.E
Commercial	C.10	Outdoor Hunting Club, Gun Club, or Shooting Range	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	UPZ	UPZ	P	~~N~~	~~N~~	~~N~~	N	N	N	N	N	UPZ		3.7.4.F
Commercial	C.11	Motion Picture Theater and Indoor Performing Arts Center	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	UPZ	P	N	P	P		3.7.4.G
Commercial	C.12	Marina, Boat Dock/Launch	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.13	Nightclub, Dance Club	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	UPZ	UPZ	N	UPZ	UPZ		N/A
Commercial	C.14	Recreation Vehicle Park, Travel Trailer Park	N	N	N	N	N	N	N	N	N	N	UPP	UPP	UPP	~~N~~	~~N~~	~~N~~	N	N	UPP	N	N	N		N/A
Commercial	C.15	Stadium, Race Track, Zoo	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		N/A
Commercial	C.16	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	C.17	Hookah/Smoking/Vape Lounges	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	N	UPZ	UPZ	N	UPZ	UPZ		3.7.1.B
Commercial	C.18	Event Center/Reception Hall	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[10]	3.7.4.H
Commercial	D.	Financial Institutions																								N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	D.1	General Financial Institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	~~P~~	~~P~~	~~P~~	P	P	P	P	UPZ	UPZ	[9]	3.7.5.A
Commercial	D.2	Payday Loan, Check Cashing	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	E.	Lodging Uses																								N/A
Commercial	E.1	Bed and Breakfast Inn	UPP	UPP	N	UPP	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	~~P~~	~~N~~	~~N~~	N	UPZ	UPZ	N	N	N		3.7.6.A
Commercial	E.2	Hotel, Motel	N	N	N	N	N	N	N	N	N	N	N	N	UPP	~~N~~	~~P~~	~~N~~	N	UPP	UPP	UPP	UPP	UPP		N/A
Commercial	E.3	Farm Stay	P	P	P	UPZ	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.7.6.B
Commercial	E.4	Resort	N	N	N	N	N	N	N	N	N	N	N	N	UPP	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	F.	Office Uses																								N/A
Commercial	F.1	General Office Uses	N	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	N	N	~~P~~	~~P~~	~~UPM~~	P	P	P	P	UPZ	UPZ	[9][12]	3.7.7.A
Commercial	F.2	Patient Services Laboratory	N	N	N	N	N	N	N	N	N	N	N	N	N	~~UPM~~	~~P~~	~~UPM~~	P	P	P	P	P	P		3.7.7.B
Commercial	G.	Retail, Auction, and Wholesale Uses																								N/A
Commercial	G.1	General Retail Sales (up to 49,999 sq. ft.)	N	N	N	N	N	N	N	N	UPZ	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	UPZ	P	P	UPZ	UPZ	UPZ	[7][11][12]	N/A
Commercial	G.2	General Retail Sales (50,000 – 350,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~P~~	~~UPZ~~	N	P	P	N	UPZ	UPZ		N/A
Commercial	G.3	General Retail Sales (>350,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPP~~	~~N~~	N	UPP	UPP	N	UPP	UPP		N/A
Commercial	G.4	Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.)	N	N	N	N	N	N	N	UPP	UPP	N	N	N	N	~~P~~	~~P~~	~~P~~	N	P	P	N	UPP	UPP	[13]	3.7.8.A
Commercial	G.5	Food Production and Wholesales	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	N	P	N	P	P		N/A
Commercial	G.6	Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N	~~UPP~~	~~P~~	~~UPP~~	N	P	P	N	N	N	[11]	N/A
Commercial	G.7	Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	G.8	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	G.9	Smoke Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	G.10	Public Auction, Flea Market	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	N	N		N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	G.11	Wholesale Store, not otherwise listed	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPZ	P	P	P	P		N/A
Commercial	G.12	Plant Nursery	P	P	P	P	P	N	N	N	N	N	P	N	N	~~N~~	~~N~~	~~N~~	N	P	P	N	P	P	[14]	3.7.8.B
Commercial	G.13	Construction-Landscape Materials Sales Yard / Equipment Rental, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPP	P	N	P	P		N/A
Commercial	G.14	Equipment Rental, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~P~~	~~P~~	~~P~~	N	P	P	UPZ	UPZ	UPZ		3.7.8.C
Commercial	H.	Vehicle-Related Uses																								N/A
Commercial	H.1	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	H.2	Automobile Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPP	UPP		3.7.9.B
Commercial	H.3	Automobile Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPB~~	~~UPB~~	N	UPB	UPB	UPB	UPB	UPB		3.7.9.C
Commercial	H.4	Vehicle Broker	N	N	N	N	N	N	N	N	N	N	N	N	N	~~UPZ~~	~~UPZ~~	~~N~~	P	P	P	N	N	N		N/A
Commercial	H.5	Vehicle Lease, Rental, and/or Sales (No Automobile Sales)	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	N	UPM	P	UPM	P	P		N/A
Commercial	H.6	Major Vehicle Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPZ	P	N	P	P		3.7.9.E
Commercial	H.7	Minor Vehicle Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~UPZ~~	~~N~~	N	P	P	N	P	P		3.7.9.E
Commercial	H.8	Automobile Wash Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPZ	UPZ	N	P	P	[15]	3.7.9.I
Commercial	H.9	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	H.10	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	H.11	Parking Lot / Garage as a Primary Use	N	N	N	N	N	UPM	UPM	UPM	UPM	UPM	N	N	P	~~P~~	~~P~~	~~P~~	P	P	P	P	P	P		3.7.9.G
Commercial	H.12	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Commercial	H.13	Vehicle Wholesale and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPZ	N	P	P		3.7.9.J
Commercial	H.14	Mobile Food Commissary	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPZ	N	P	P		N/A
Commercial	H.15	Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPZ	N	P	P	[15]	3.7.9.H

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	H.16	Utility Truck and/or Trailer Rental Center	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPZ	P	N	P	P		3.7.9.K
Commercial	H.17	Vehicle Auction	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPP	UPP		N/A
Commercial	H.18	Boat / Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	~~N~~	~~N~~	~~N~~	N	UPP	UPZ	N	P	P	[15]	N/A
Commercial	H.19	[DELETED 06-11-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Industrial	A.	Extractive Uses																								N/A
Industrial	A.1	Borrow Mining, Short-term	UPP	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPP	UPP		3.8.1.A
Industrial	A.2	Gas or Oil Well	P	UPM	UPM	UPZ	UPZ	N	N	N	N	N	UPP	UPP	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPM	UPM		3.8.1.B
Industrial	A.3	Surface Mining	UPB	UPB	UPB	N	N	N	N	N	N	N	N	UPB	UPB	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		3.8.1.C
Industrial	B.	Manufacturing and Processing Uses																								N/A
Industrial	B.1	Assembly, Manufacturing, and Processing, Heavy - Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	P	P		3.8.2.A
Industrial	B.2	Assembly, Manufacturing, and Processing, Light – Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPM	UPZ	P	P	[11]	3.8.2.B
Industrial	B.3	Assembly, Manufacturing, and Processing – Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPZ	P		3.8.2.C
Industrial	B.4	Concrete, Cement, or Asphalt Plant	N	N	UPP	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPP	P		N/A
Industrial	B.5	Distilleries	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPZ	UPZ		N/A
Industrial	B.6	Canneries	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		N/A
Industrial	B.7	Research and Development Laboratory	N	N	N	N	N	N	N	N	N	N	N	N	UPP	~~N~~	~~N~~	~~N~~	UPZ	UPZ	P	P	P	P	[15]	N/A
Industrial	B.8	Service Yard, Workshop	N	N	UPP	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	P	P	P	P	[15]	3.8.2.F

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Industrial	B.9	Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard	N	N	UPP	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	P		N/A
Industrial	B.10	Animal Slaughter, Tannery, and/or Rendering	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		N/A
Industrial	B.11	Aircraft and Rocket Testing	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	UPB		3.8.2.E
Industrial	C.	Storage and Warehousing Uses																								N/A
Industrial	C.1	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Industrial	C.2	Mini Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	UPP	P	N	P	P	[11][15]	3.8.3.B
Industrial	C.3	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Industrial	C.4	Storage of Towed or Damaged Vehicles and Boats	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPM	UPM	[15]	3.8.3.D
Industrial	C.5	Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	P	P	P	P		3.8.3.E
Industrial	C.6	Hazardous Material Storage and/or Distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPZ	UPZ	UPZ	UPZ		3.8.3.F
Industrial	C.7	Extremely Hazardous Material Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	UPB		3.8.3.G
Industrial	D.	Transportation Facilities and Services																								N/A
Industrial	D.1	Airport	UPP	UPP	UPP	UPP	UPP	N	N	N	N	N	UPP	UPP	UPP	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP		3.8.4.A
Industrial	D.2	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Industrial	D.3	Bus Depot, Train Station	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPP	UPP		N/A
Industrial	D.4	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Industrial	D.5	Light Fleet Vehicle Storage and Service Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPZ	N	P	P		N/A
Industrial	D.6	Truck, Freight, or Draying Terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	UPZ	P	P		N/A
Industrial	E.	Waste Handling and Disposal																								N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Industrial	E.1	Hazardous Waste Treatment, Storage, and/or Disposal Facility (TSDF)	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPB	UPB		3.8.5.A
Industrial	E.2	Junk Tire Handling	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP		3.8.5.B
Industrial	E.3	Junkyard, Vehicle/Equipment Wrecking Yard, Scrap or Used Materials Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	UPB		3.8.5.C
Industrial	E.4	Recycling Facilities																								N/A
Industrial	E.4.a	Convenience Recycling Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	~~P~~	~~P~~	~~P~~	N	P	P	N	N	N	[11]	3.8.5.D
Industrial	E.4.b	Minor Recycling Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPP	N	UPZ	UPZ	[11]	3.8.5.D
Industrial	E.4.c	Major Recycling Facilities	N	UPP	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP	[11]	3.8.5.D
Industrial	E.5	Greenwaste Facilities	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP		3.8.5.D
Industrial	E.6	Solid Waste Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	UPB		3.8.5.E
Industrial	E.7	Wastewater Disposal, Lagoon or Irrigation	UPP	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	UPP	UPP		N/A

Abbreviations & Footnotes

Abbreviation or Footnote	Description
P	Permitted by right. Any construction or modifications may require design review. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
UPP	Conditional Use Permit by the Planning Commission required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $16,000 (not including environmental review or other potential fees). This permit takes approximately 8-12 months to process from the time the application is deemed complete to final hearing.]
UPB	Conditional Use Permit by the Board of Supervisors required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. Minimum filing fee is approximately $20,000 (not including environmental review or other potential fees). This permit approximately 12-18 months to process from the time the application is deemed complete to final hearing.]
N	Not permitted. This use may not be established in this zoning district.

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Abbreviation or Footnote	Description
UPM	Minor Use Permit required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $1,500 (not including environmental review or other potential fees). This permit takes approximately 3-4 months to process from the time the application is deemed complete to final decision by the Planning Director.]
A	Permitted accessory use by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
TUZ	Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $300. Permit applications must be submitted in advance of event.]
[1]	In the agricultural zones, primary processing of agricultural products is permitted by right up to five acres. In the AR-5 and AR-10 zones, primary processing of agricultural products is permitted by right up to one acre. For more details, see Section 3.4.3.
[2]	Not permitted in the AR-1 zone. In the AR-2 zone, permitted by right subject to standards provided in Section 3.4.4.
[3]	Urban agricultural stands of up to 120 square feet are subject to a Temporary Use Permit. Larger urban agricultural stands are subject to a Conditional Use Permit by the Zoning Administrator.
[4]	Use is conditionally permitted in the RD-10 zone and prohibited in the RD-5 and RD-7 zones.
[5]	In the agricultural, agricultural-residential, and residential zones, places of worship shall be subject to a Conditional Use Permit by the Zoning Administrator if seating capacity does not exceed 150 persons.
[6]	All commercial uses are subject to general commercial use standards in Section 3.7.1, in addition to the use standards cited in this table.
[7]	Permitted, subject to a Conditional Use Permit by the Zoning Administrator, in residential zoning districts as specified in Table 3.1 as a standalone use or as part of a small commercial center, provided that the use or commercial center does not exceed three gross acres in size. In any zone, permitted by right in multiple family projects, subject to a finding by the Planning Director that the use is incidental to the project, does not exceed 25 percent of the project area, and is only intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit by the Zoning Administrator.
[8]	In the C-O zone, permitted as an incidental use in compliance with Section 3.7.2.C.4.b. In the BP zone, permitted as an incidental use or sole practitioner use in compliance with Section 3.7.2.C.4.b.
[9]	If such use includes a drive-through, see Allowed Accessory Uses, Table 3.2 and Section 3.9.3.V.
[10]	In the LC and GC zones, such facilities exceeding a 300-person **maximum occupancy load** ~~capacity~~ shall require a Conditional Use Permit by the Zoning Administrator. Indoor shooting ranges regardless of capacity shall require a Conditional Use Permit by the Zoning Administrator.
[11]	If located within the Fair Oaks Boulevard Corridor Plan, the use classification or a certain subset of the use classification may require a Conditional Use Permit by the Planning Commission. See Section 6.7.
[12]	For office and retail as an accessory use to a primary use, see Section 3.9.3.I.
[13]	Extended hours require a Conditional Use Permit by the Board of Supervisors. See Section 3.7.8.A for details.
[14]	In the agricultural, agricultural-residential, recreational, and industrial zones, the plant nursery use shall be wholesale only. Retail sales in these zones shall be subject to standards provided in Section 3.7.8.B.
[15]	**Within the Commercial Corridor Combining Zone, this use classification is subject to additional standards as provided in Chapter 4.3 or within the referenced use standard section.**

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Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.2
Allowed Accessory Uses Table

Amended February 24, 2017 & May 11, 2017 & June 22, 2017 & December 1, 2017 & May 11, 2018 & January 12, 2019 & June 20, 2019 & September 18, 2019 & July 16, 2020 & January 15, 2021 & September 9, 2022 & September 10, 2026 & October 22, 2026 & **Month XX, YYYY**

In addition to use standards referenced for each use classification provided in this table, all accessory uses are subject to general standards provided in Section 3.9.2.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Accessory	A	Kiosks and Amusement Devices	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	UPM	UPM		3.9.3.A
Accessory	B	Dish Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.B
Accessory	C	Dwelling, Agricultural Accessory	A	A	A	A	A	N	N	N	N	N	A	A	A	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.9.3.C
Accessory	D	Dwelling Unit, Accessory / Junior Accessory	N	N	N	N	N	A	A	A	A	A	N	N	N	~~A~~	~~A~~	~~A~~	A	A	A	N	N	N		6.8.2.F
Accessory	E	Family Contractor's Business	UPM	UPM	UPM	UPZ	UPZ	UPZ	UPZ	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.9.3.E
Accessory	F	Residential Accessory Structures	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	N	N	N	~~[2]~~ [1]	3.9.3.CC
Accessory	G	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A	~~[2]~~ [1]	3.9.3.F
Accessory	H	Incidental Agricultural Accessory Structures, Uses, and/or Keeping of Animals	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A	~~[2]~~ [1]	3.9.3.G
Accessory	I	Minor Repair and Maintenance of Vehicles for Personal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.L
Accessory	J	Residential Garage Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.M
Accessory	K	Residential Swimming Pools and Spa Equipment	A	A	A	A	A	A	A	A	A	A	A	A	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.9.3.Q
Accessory	L	Incidental Office and/or Retail Sales	N	N	N	N	N	N	N	N	N	N	N	N	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.I
Accessory	M	Outdoor Comfort Features	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.J
Accessory	N	Accessory Parking and Storage of Company Vehicles	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.K
Accessory	O	Bus Shelter	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.N
Accessory	P	Storage of Flammable, Explosive, or Highly Corrosive Materials	N	N	N	N	N	N	N	N	N	N	N	N	A	~~N~~	~~N~~	~~N~~	N	N	A	N	A	A		3.9.3.O
Accessory	Q	Accessory Utility Truck and/or Trailer Rental and Storage	N	N	N	N	N	N	N	N	N	N	N	N	A	~~N~~	~~N~~	~~N~~	N	A	A	N	A	N		3.9.3.S

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Accessory	R	Storage of Unregistered and/or Private Vehicles	A	A	A	A	A	A	A	A	A	A	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.9.3.P
Accessory	S	Cargo Containers	A	A	A	UPM	UPM	UPM	UPM	UPM	UPM	UPM	A	A	A	~~N~~	~~N~~	~~N~~	A	A	A	A	A	A		3.9.3.T
Accessory	T	DELETED [12-01-2017]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Accessory	U	Drive Through	N	N	N	N	N	N	N	N	N	N	N	N	A	~~N~~	~~A~~	~~A~~	A	A	A	A	A	A	[2]	3.9.3.V
Accessory	V	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Accessory	W	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Accessory	X	Solar Facility: Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.6.6.C
Accessory	Y	[DELETED 07-16-2020]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Accessory	Z	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		N/A
Accessory	AA	Dwelling, Caretaker	N	N	UPM	N	N	N	N	N	N	N	N	N	A	~~A~~	~~A~~	~~A~~	UPM	A	A	UPM	UPM	UPM		3.9.3.Y
Accessory	BB	Dwelling, Live-Work Unit	N	N	N	N	N	N	N	N	N	N	N	N	N	~~A~~	~~A~~	~~A~~	UPM	A	A	UPM	UPM	UPM		3.9.3.Z
Accessory	CC	Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		N/A
Accessory	DD	Short-Term Rentals	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	~~AP~~	~~AP~~	~~AP~~	AP	AP	AP	AP	AP	AP		3.9.3.AA
Accessory	EE	Cannabis, Personal Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	~~A~~	~~A~~	A	A	A	A	A	A		3.9.3.BB
Accessory	FF	Concrete Ready Mix	N	N	N	N	N	N	N	N	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	UPM	N	UPZ	P		3.9.3.U

Abbreviations & Footnotes

Abbreviation or Footnote	Description
P	Permitted by right. Any construction or modifications may require design review. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
AP	Administrative Permit required.
N	Not permitted. This use may not be established in this zoning district.
UPM	Minor Use Permit required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $1,500 (not including environmental review or other potential fees). This permit takes approximately 3-4 months to process from the time the application is deemed complete to final decision by the Planning Director.]

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Abbreviation or Footnote	Description
A	Permitted accessory use by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
~~[1]~~	~~[DELETED 10-22-2026]~~
~~[2]~~ [1]	Residential Accessory Structures, Home Occupations, and/or Incidental Agricultural Accessory Structures, Uses, and/or Keeping of Animals are only applicable to properties developed with a primary dwelling including multifamily and nonresidential zones with no more than one existing legal non-conforming primary dwelling (see Use Standard for additional requirements).
[2]	**Within the Commercial Corridor Combining Zone, this use classification is subject to additional standards as provided in Chapter 4.3 or within the referenced use standard section.**

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Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.3
Allowed Temporary Uses Table

Amended April 7, 2016 & July 16, 2020 & September 10, 2026 **& Month XX, YYYY**

In addition to use standards referenced for each use classification provided in this table, all temporary uses are subject to general standards provided in Section 3.10.2. Per Section 6.5.7.D, any Temporary Use Permit by the Zoning Administrator may be escalated to a Major Temporary Use Permit by the Zoning Administrator.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
General	A	Temporary Uses Not Specified Below	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.3
General	B	Temporary or Permanent Use of Tents	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	~~UPZ~~	~~UPZ~~	~~UPZ~~	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.10.8
Commercial	C	Temporary Commercial Uses																								N/A
Commercial	C.1	Promotional Displays and Sales	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.A
Commercial	C.2	Seasonal Sales and Displays	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.B
Commercial	C.3	Concessions	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	~~MTZ~~	~~MTZ~~	~~MTZ~~	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ		3.10.4.C
Commercial	C.4	Farmer's Market	N	N	N	N	N	N	N	N	N	N	N	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.D
Construction	D	Temporary Construction Uses																								N/A
Construction	D.1	Off-Site Construction Staging Areas	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	~~MTZ~~	~~MTZ~~	~~MTZ~~	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ		3.10.5.A
Construction	D.2	Habitation at Residential Construction Sites	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.B
Construction	D.3	Subdivision Sales and Construction Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.C
Construction	D.4	Outdoor Operations	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.D
Support Structures	E	Temporary Support Structures																								N/A
Support Structures	E.1	Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.A
Support Structures	E.2	Storage Container	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.B
Support Structures	E.3	Commercial Coach Classroom	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.C
Support Structures	E.4	Watchmen's Quarters	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.D
Support Structures	E.5	Storage of Moved Building	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.E

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Support Structures	E.6	Vacant Property Fencing	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		5.2.5.A.5
Roadside Crop Sales	F	Temporary Roadside Crop Sales																								N/A
Roadside Crop Sales	F.1	Urban Agricultural Stands, 120 sf or Smaller	N	N	N	N	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.7.A
Roadside Crop Sales	F.2	Community Stands	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	~~TUZ~~	~~TUZ~~	~~TUZ~~	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.7.B

Abbreviations & Footnotes

Abbreviation or Footnote	Description
T	Temporary use permitted by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
TUZ	Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $300. Permit applications must be submitted in advance of event.]
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
MTZ	Major Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $730. Permit applications must be submitted in advance of event.]
N	Not permitted. This use may not be established in this zoning district.

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3.3. USE STANDARDS, GENERALLY

No change.

3.4 AGRICULTURAL USE STANDARDS

3.4.1. – 3.4.7.

No changes.

3.4.8. Small Winery/Specialty and Craft Breweries

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

3.4.8.A Application

No changes.

3.4.8.B Purpose

The purpose of this Section is to provide for the orderly development of wineries and specialty and craft breweries and associated activities within **the a**~~A~~gricultural, **c**~~C~~ommercial~~, Mixed Use,~~ and **i**~~I~~ndustrial zoning districts to promote economic development opportunities for the agricultural industry and to preserve agricultural lands within Sacramento County.

3.4.8.D. Standards

1. – 5.
   No changes.
6. In the **c**~~C~~ommercial~~, Mixed Use,~~ and M-1 and M-2 zoning districts, there are no restrictions on the size and frequency of events provided that:
   a. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday, and holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
   b. All events are subject to the Sacramento County Noise Ordinance.
7. -10.
   No changes.
11. In the **c**~~C~~ommercial ~~and Mixed Use~~ zones, a small winery/brewery must include a retail sales floor and a tasting room.

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3.4.8.E Parking Requirements

No changes.

3.4.8.F. Signage

1. *No changes.*
2. In the ~~c~~Commercial, ~~Mixed Use,~~ and M-1 and M-2 zoning districts, signs shall be allowed subject to the regulations of the commercial~~, mixed use,~~ and industrial zoning district~~s~~.

3.4.9 – 3.4.13

No changes.

3.5. RESIDENTIAL USE STANDARDS

3.5.1. Household Living Uses

[AMENDED 09-09-2022]

3.5.1.A. Residential Uses, not otherwise listed

[AMENDED 06-07-2018][AMENDED 07-16-2020]**[AMENDED XX-XX-XXXX]**

1. In the C-O, ~~NMC, CMC, CMZ,~~ BP, and LC zones, residential uses that are not listed in the table shall be considered on a case-by-case basis, subject to the issuance of a Conditional Use Permit by the Zoning Administrator and the development provisions of Chapter 5, "Development Standards."

3.5.1.B. Dwelling, Duplex ~~or Halfplex~~

[AMENDED 04-07-2016][AMENDED 07-16-2020] [AMENDED 09-09-2022][AMENDED 09-19-2024] **[AMENDED XX-XX-XXXX]**

1. In RD-3 through RD-~~10 zones:~~**25 zones, duplex projects shall be developed at residential densities allowed by the zoning district.**
   ~~a. Duplex and halfplex projects shall be developed at residential densities allowed by the zoning district.~~
   ~~b. Duplex and halfplex lots proposed as part of a mixed residential product type development are permitted by right, provided they are limited to five lots (duplex) or ten lots halfplex. Larger projects require a Conditional Use Permit approved by the Zoning Administrator.~~

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~~2. In RD-15 through RD-25 zones, duplex and halfplex projects shall be developed at residential densities allowed by the zoning district.~~

~~3~~**2.** In the RD-30 and RD-40 zones:

a. In the RD-30 zone, duplex ~~and halfplex~~ projects shall be developed at a minimum density of 22.5 dwelling units per acre and a maximum density of 30 dwelling units per acre.
b. In the RD-40 zone, duplex ~~and halfplex~~ projects shall be developed at a minimum density of 30 dwelling units per acre and a maximum density of 40 dwelling units per acre.

~~4~~**3.** In the BP zone, duplex~~/halfplex~~ projects shall be developed at a minimum density of ten dwelling units per acre and maximum density of 20 dwelling units per acre.

~~5~~**4.** **Conversion of an existing duplex to two attached single-family dwellings on separate lots (also commonly known as a 'halfplex' unit)** ~~Conversion of existing duplex dwelling units to halfplex units~~ is subject to a Tentative Parcel Map**.** ~~, the California Building Standards Code, and Building Permits and Inspection Division permit processes.~~

3.5.1.C. Dwelling, Multifamily

[AMENDED 07-16-2020] [AMENDED 09-09-2022] [AMENDED 07-11-2024][AMENDED 09-19-2024][AMENDED 06-11-2026][**AMENDED XX-XX-XXXX**]

~~1. In the RD-10 zone:~~

~~a. Multifamily projects shall be developed at residential densities allowed by the zoning district.~~
~~b. Multifamily projects developed as a stand-alone project or part of a mixed residential product type development require a Conditional Use Permit approved by the Zoning Administrator.~~

~~2.~~**1.** In the RD-1**0**~~5~~ through RD-25 zones:

a. Multifamily projects shall be developed at residential densities allowed by the zoning district.
b. Multifamily projects of 150 units or less are permitted by right.
c. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
    i. The Affordable Housing Incentive Program is not subject to this requirement.

~~3.~~**2.** In the RD-30 and RD-40 zones:

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a. Density.
    i. In the RD-30 zone, multifamily projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
    ii. In the RD-40 zone, multifamily projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.
b. Project size.
    i. Multifamily projects of 150 units or less are permitted by right.
    ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
        1. The Affordable Housing Incentive Program is not subject to this requirement.

~~4.~~**3.** In the BP zone, multifamily projects shall be developed at a minimum density of ten dwelling units per acre and maximum density of 20 dwelling units per acre.

~~5.~~**4.** In the LC~~,~~ **and** GC~~, NMC, CMC, and CMZ~~ zones:

a. Density.
    i. Multifamily projects shall be developed at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre.
    ii. If the property is located within one-quarter mile of a transit stop, as defined in Chapter 7, maximum density can increase to 40 dwelling units per acre.
    iii. Higher densities than allowed by "i" and "ii" may be permitted, subject to a Conditional Use Permit approved by the Planning Commission.
b. Project size.
    i. Multifamily projects of up to 150 dwelling units are permitted by right at the densities listed above.
    ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit at the densities listed above.
        1. The Affordable Housing Incentive Program is not subject to this requirement.

3.5.1.D. Dwelling, Single-family~~,~~ Attached

[AMENDED 09-09-2022][AMENDED 09-19-2024]**[AMENDED XX-XX-XXXX]**

1. In the RD-3 through RD-**25**~~10~~ zones:

DRAFT

a. Single-Family Attached projects shall be developed at residential densities allowed by the zoning district.
b. Single-Family Attached projects proposed as part of a mixed residential product type development are permitted by right~~., provided they are limited to 10 lots. Larger projects require a Conditional Use Permit approved by the Zoning Administrator.~~

~~2. In RD-15 through RD-25 zones, Single-Family Attached projects shall be developed at residential densities allowed by the zoning district.~~

~~3.~~ **2.** In the RD-30 and RD-40 zones:
a. In the RD-30 zone, Single-Family~~,~~ Attached projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
b. In the RD-40 zone, Single-Family~~,~~ Attached projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.

~~4.~~ **3.** In the BP **and RM-2** zone**s**, Single-Family Attached projects shall be developed at a minimum density of ~~10~~ **seven** dwelling units and a maximum density of 20 dwelling units per acre.

~~5.~~ **4.** In the LC~~,~~ **and** GC~~, NMC, CMC, and CMZ~~ zones:
a. Single-Family Attached projects shall be developed at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre.
b. If the property is located within one-quarter mile of a transit stop, as defined in Chapter 7, maximum density can increase to 40 dwelling units per acre.
c. Higher densities may be permitted than allowed by "a" and "b", subject to a Conditional Use Permit approved by the Planning Commission.

~~In the RM-2 zone, Single-Family Attached projects shall be developed at a minimum density of 10 dwelling units per acre and maximum density of 20 dwelling units per acre.~~

3.5.1.E. Dwelling, Single-Family~~,~~ Detached

[AMENDED 09-09-2022][AMENDED 09-19-2024]**[AMENDED XX-XX-XXXX]**

1. In the RD-1 through RD-25 zones, Single-Family Detached projects shall be developed at residential densities allowed by the zoning district.
2. In the RD-30 and RD-40 zones:
   a. In the RD-30 zone, Single-Family~~,~~ Detached projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.

DRAFT

b. In the RD-40 zone, Single-Family, Detached projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.

3. In the BP **and RM-2** zones, Single-Family Detached projects shall be developed at a minimum density of seven dwelling units and a maximum density of 10 dwelling units per acre.

4. In the NMC AND CMZ zones, Single-Family Detached projects shall be allowed in small-lot configurations at densities that encourage compact, walkable neighborhoods and that, in combination with other uses in the same development project, fall within the typical densities, indicated for the zoning district.

5. Mobile/manufactured homes are permitted by right at residential densities allowed by the zoning district, provided they are:

a. Manufactured pursuant to the standards of the National Manufactured Housing Construction Safety Standards Act after June 15, 1976.

b. Installed on a foundation system pursuant to CA HSC §18551.

A mobile/manufactured home used as a temporary dwelling is subject to the requirements of Section 3.10.3.H, "Temporary Uses of Mobile Homes and Commercial Coaches."

3.5.1.F.

No changes.

3.5.1.G. Transitional Housing, Supportive Housing

[ADDED 06-06-2024]**[AMENDED XX-XX-XXXX]**

1. *No changes.*
2. Where residential dwellings are permitted and conditionally permitted, Transitional Housing and Supportive Housing of the same type are permitted and conditionally permitted in the same zoning districts, subject to applicable standards of this Code and pursuant to CA GOV §65583, Subdivision (c)(3).
    a. For the purposes of this Section, "housing of the same type" means one of the following types of residential structures as provided in Section 3.2.5, Table 3.1, Residential Uses:
        i. Dwelling, Duplex – 5 or fewer lots or Halfplex – 10 or fewer lots
        ii. Dwelling, Duplex – more than 5 lots or Halfplex – more than 10 lots
        iii. **ii.**iii. Dwelling, Multifamily – 10 or fewer units
        iv. Dwelling, Multifamily – more than 10 units

DRAFT

v. Dwelling, Single-family Attached ~~– 10 or fewer lots~~

~~vi. Dwelling, Single-family Attached – more than 10 lots~~

vii. Dwelling, Single-family Detached

3. Supportive Housing is permitted by right where Multifamily **developments** ~~and Mixed-Use Projects~~ are permitted by right if the proposed Supportive Housing Project satisfies all of the requirements of this Section. Supportive Housing shall be developed at densities allowed by the underlying zoning district, but is not precluded from seeking a density bonus, including concessions, incentives, or waivers of development standards pursuant to Section 6.5.4.

a. -i.

No changes.

4. *No changes.*

3.5.1.H. Dwelling, Triplex/Fourplex

~~[DELETED 09-10-2026]~~ **[ADDED XX-XX-XXXX]**

1. **In the RD-7 through RD-25 zones, Triplex/Fourplex projects shall be developed at residential densities allowed by the zoning district.**
2. **In the RD-30 and RD-40 zones:**
   a. **In the RD-30 zone, Triplex/Fourplex projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.**
   b. **In the RD-40 zone, Triplex/Fourplex projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.**

3.5.1.I. Residential Care Home

[AMENDED 09-09-2022][AMENDED 06-06-2024]**[AMENDED XX-XX-XXXX]**

1. In the agricultural ~~(AG, UR and IR)~~, agricultural-residential ~~(AR)~~, low-density residential (RD-1 **through** ~~, RD-2, RD-3, RD-4, RD-5, RD-7, and~~ RD-10), and RR zoning districts, a residential care home use shall be permitted by right where it does not exceed a total of six persons receiving care, including children of the resident family who are under 12 years of age. For seven to 15 persons, the use shall be subject to issuance of a Use Permit approved by the Zoning Administrator. For AG and AR zoning districts, refer to the additional required findings listed in 3.6.0. In agricultural, agricultural-residential, and

DRAFT

low-density zoning districts, facilities with more than 15 persons are considered an institutional/social care use.

2. In the **multiple family residential zoning districts** ~~high density residential~~ (**RM-2 and** RD-15 **and greater)** ~~, RD-20, RD-30, RD-40, and RM-2), mixed use (NMC, CMC, and CMZ),~~ and commercial ~~(BP, LC, and GC)~~ zoning districts, a residential care home shall be permitted by right where it does not exceed a total of 20 persons receiving care, including children of the resident family who are under 12 years of age. Facilities with more than 20 persons are classified as an institutional/social care use.
3. **In the O and C-O zones, residential care homes with six or fewer in care shall be permitted by right, provided that an existing permitted dwelling is being converted to the residential care home use.**

3.5.1.J. - 3.5.1.K.

No changes.

3.5.2. Group Living Uses

No changes.

3.6. PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS

3.6.0. - 3.6.1.

No changes.

3.6.2. Education and Cultural Uses

3.6.2.A. Art Gallery, Art Studio

No changes.

3.6.2.B. School, Private

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. In the commercial~~, mixed-use,~~ and MP zoning districts, a private school with total in-person student enrollment of 500 or less shall be subject to a Minor Use Permit. Schools exceeding 500 total in-person student enrollment in these zoning districts shall be subject to a Conditional Use Permit by the Zoning Administrator.
2. – 5. *No changes.*

DRAFT

3.6.2.C. Training, Tutoring, or Testing Center

No changes.

3.6.2.D. Automobile Driving School

[ADDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. *No changes.*
2. In the ~~CMC,~~ LC, GC, and MP zones, as permitted, an automobile driving instruction school may store up to five vehicles used for instruction stored on site by right.
3. *No changes.*

3.6.3. Government Uses and Facilities

No changes.

3.6.4. Parks and Open Space Uses

3.6.4.A. Cemetery

No changes.

3.6.4.B. Community and Market Gardens

[AMENDED 12-01-2017][AMENDED 06-07-2018] [AMENDED 07-16-2020][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

Community and Market gardens are permitted, provided that permission to use the property has been given in writing by the property owner and subject to the standards included in this Section. Nothing in this Section shall be construed to preempt any provision related to the cultivation of cannabis as found in Title 6 of the SCC, or the provisions of the Land Grading and Erosion Control Ordinance, Stormwater Quality Ordinance, or Floodplain Management Ordinance.

1. Permit Requirements

a. -b. *No changes.*
c. More than Three Acres.
   i. In the AR-1, AR-2, ~~mixed use,~~ and commercial zones, a Minor Use Permit shall be required.
   ii. In the residential and recreational zones, a Conditional Use Permit by the Zoning Administrator shall be required.

DRAFT

iii. In the industrial zones, the use shall be permitted by right.

2- 13. *No changes.*

3.6.5. Social Care Uses

No changes.

3.6.6. Utility and Public Service Facility Uses

3.6.6.A – 3.6.6.B

No changes.

3.6.6.C. Solar Energy Facilities

1.-2. *No changes.*

3. Large Wind Turbines

a. Applicability to Zoning Districts

Large wind turbines are permitted in agricultural~~, mixed use~~ and industrial zones ~~zoning districts~~, subject to issuance of a Conditional Use Permit ~~approved~~ by the Planning Commission, as defined in Table 3.1.

b.-l. *No changes.*

3.6.6.E. Battery Energy Storage System (BESS) Facility

No changes.

3.6.7. Communication Facilities and Uses

3.6.7.A. Wireless Communication Facilities, Small Cell WCFs, and Eligible Facility WCFs

The County Board of Supervisors recognizes the need to accommodate Wireless Communications Facilities (WCFs), Small Cell WCFs, and Eligible Facility WCFs, and has promulgated the following use and development standards to address them within the unincorporated areas of the County.

1. WCF Use Standards

a. For the purposes of regulating WCFs, zoning districts are organized into Groups, as show in Table 3.8, below.

DRAFT

Table 3.8 Zoning Groups for WCFs [1]

[AMENDED XX-XX-XXXX]

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Group	Zoning Districts
Group 1	RD, AR, O, C-O, RM-2, DW, RR, and SPA **zones** ~~zoning districts~~ (unless otherwise specified in the particular SPA ordinance.) **Any property within the COR combining zone.**
Group 2	BP, LC, **and** GC~~, and Mixed-Use~~ **zones** ~~zoning districts~~
Group 3	M-1, M-2, MP, AG, IR, and UR **zones** ~~zoning districts~~

[1] WCFs area not allowed within Public Rights of Way (PROWs) in any zoning district unless classified as a Small Cell WCF or Eligible Facility WCF.

b. *No change.*

2.-3. *No change.*

4. WCF Development Standards.

The Development Standards for WCFs are summarized in Table 3.10.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough

Table 3.10 WCF Development Standards

WCFs – New Towers

Standard	Group 1	Group 2	Group 3
Separation – Group 1 Zone Property – Minimum [2]	Three times height of the tower	Three times height of the tower	Three times height of the tower

[2] This separation distance shall not be required for WCFs measured to properties within the Commercial Corridor Combining zone, unless the underlying zone is identified explicitly as a Group 1 zone. For example, a WCF adjacent to a GC (COR) zone does not need to maintain the stipulated separation distance, however, such distance separation is required against a RD-5 (COR) zoned property.

5.-7. *No change.*

DRAFT

3.7. COMMERCIAL USE STANDARDS

3.7.1. General Standards for All Uses in Commercial Zoning Districts

No changes.

3.7.2. Commercial Service Uses

3.7.2.A. Animal and Pet Services

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. **Daytime Animal Services**

No changes.

2. Animal Boarding

An animal boarding use, which is specifically defined in Chapter 7, shall comply with the following minimum standards:

a. *No changes.*
b. Animal Boarding uses, except as permitted in 3.7.2.A.2.d, shall have a net project area of not less than one acre, except in commercial~~,~~ **and** industrial **zones.** ~~, and mixed-use zoning districts.~~
c. -d. *No changes.*

3. Wild Animal Sanctuary

No changes.

3.7.2.B. – 3.7.2.D.

No changes.

3.7.3. Eating/Drinking Uses

No changes.

3.7.4. Entertainment/Recreation Uses

3.7.4.A. Recreation Facility, Indoor

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

DRAFT

1. *No changes.*

2. **In the LC and GC zones, Indoor Recreation Facilities shall be permitted by right, except that such facilities** ~~Indoor Recreation Facilities~~ with a maximum occupancy load exceeding 300 persons shall be subject to a Conditional Use Permit ~~approved~~ by the Zoning Administrator.

3. – 5. *No changes.*

3.7.4.B.

No changes.

3.7.4.C. Adult Uses and Adult-Related Establishments

[AMENDED 06-07-2018]

1. - 2. *No changes.*

3. Location Conditions for Sexually Oriented Businesses

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

a. -c. *No changes.*
d. Is more than 1,000 feet from any of the following existing sensitive uses:
    a. Single-family, **neighborhood-scale multiunit**~~duplex~~, or multifamily residences
    b. -h. *No changes.*
e. -f. *No changes.*

4. *No changes.*

5. Location Conditions for Adult-Related Establishments~~.~~

[AMENDED XX-XX-XXXX]

a. -c. *No changes.*
d. Is more than 1,000 feet from any of the following existing sensitive uses:
    a. Single-family, **neighborhood-scale multiunit**~~duplex~~, or multifamily residences
    b. -h. *No changes.*
e. *No changes.*

3.7.4.D. - 3.7.4.H.

No changes.

DRAFT

3.7.5. – 3.7.7.

No changes.

3.7.8. Retail, Auction, and Wholesale Uses

3.7.8.A. Neighborhood Convenience Store, Food Market (Up to 6,000 square feet)

1. *No changes.*
2. Commercial ~~and Mixed-Use~~ Zoning Districts.
    a. In commercial ~~and mixed-use~~ zones, the use is permitted by right if located 500 feet or more from a residential zoning district (measured from the closest publicly used entrance of the commercial structure to the zoning district boundary), and 1,000 feet or more from the property line of any K-12 public or K-12 private school (measured from the closest publicly used entrance of the commercial structure to the property line of such school).
    b. *No changes.*
3. – *4. No changes.*

3.7.8.B. – 3.7.8.C.

No changes.

3.7.9. Vehicle Related Uses

3.7.9.A. – 3.7.9.D.

No changes.

3.7.9.E. Vehicle Repair, Major and Minor

[AMENDED 06-07-2018][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

Vehicle Repair uses shall comply with the following minimum standards:

1. – 2. *No changes.*
3. Major vehicle repair operations in the LC and GC zones and minor vehicle repair operations in the ~~CMC,~~ LC and GC zones, shall be conducted entirely within a completely enclosed building.
4. *No changes.*

DRAFT

3.7.9.F.

No changes.

3.7.9.G. Parking Lot / Garage as a Primary Use

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. -2. *No changes.*
3. In the commercial ~~and mixed-use~~ zones, multi-story above ground garages shall be subject to a Conditional Use Permit by the Zoning Administrator.

3.7.9.H. – 3.7.9.K.

No changes.

3.8. INDUSTRIAL USE STANDARDS

3.8.1 – 3.8.4.

No changes.

3.8.5. Waste Handing and Disposal

3.8.5.A. – 3.8.5.C.

No changes.

3.8.5.D. Recycling Facilities

[ADDED 11-27-2015][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. Allowed Uses

a. Convenience Recycling Facilities

Convenience Recycling Facilities are permitted by right in the GC **and** ~~,~~ LC~~, NMC, CMC, and CMZ,~~ zones, subject to the Locational, Operational and Design Standards in Section 3.8.5.D.2.

b-d. *No changes.*

2. – 3. *No changes.*

DRAFT

3.8.5.E. Solid Waste Facilities

No changes.

3.9. ACCESSORY USE STANDARDS

3.9.1. - 3.9.2.

No changes.

3.9.3. Use-Specific Standards for Accessory Uses

3.9.3.A. Kiosks and Amusement Devices.

No change.

3.9.3.B. Dish Antenna

[AMENDED XX-XX-XXXX]

1. Applicability

~~A dish antenna less than three feet in diameter that receives signals only is not subject to this Section. A dish antenna greater than three feet in diameter or that sends signals shall comply with the standards of this Section.~~ **The standards of this Section shall only apply to dish antennas that are greater than one meter in diameter or are otherwise not preempted by Federal law.**

2. Standards

a. **All dish antennas shall be maintained in good repair and comply with all applicable federal and state laws, including Federal Communications Commission regulations.**
b. **To the extent feasible without materially impairing the operation of the antenna, antennas shall be screened or located to minimize visibility from public rights-of-way and adjacent residential uses.**
c. **Accessory to Nonresidential Uses. Dish antennas accessory to nonresidential uses shall comply with the development standards applicable to the primary nonresidential use, including required setbacks and maximum height.**
d. **Accessory to Residential Uses. Ground mounted dish antennas or dish antennas mounted on accessory structures shall comply with residential accessory structure standards. Antennas mounted on the primary dwelling shall comply with development standards applicable to the primary dwelling.**

~~a. In a Commercial or Industrial Zoning District~~

DRAFT

i. A dish antenna is permitted to send or receive signals to or from satellites if the power output of the associated transceiver does not exceed two watts of power and the dish is six feet in diameter or less. The signal intensity must be maintained below applicable ANSI standards.

ii. Dish antenna(s) may be installed on the roof of a commercial or industrial structure provided that the antenna is enclosed on all sides by a solid screening structure that is installed to the maximum attainable height of the dish and is composed of materials that are similar in style and color to the predominant composition of the building. Both the antenna and the screening structure are subject to all applicable building code requirements including building structure and wind load integrity.

iii. Dish antenna(s) installed directly on the ground shall be located within the buildable portion of the lot with respect to applicable building setback requirements. The maximum attainable height of the dish shall not exceed the diameter of the dish plus three feet.

b. In Any Other Zoning District

i. The dish antenna is permitted to receive signals only.

ii. Only one dish antenna is permitted on each lot.

iii. The distribution of signals to more than one dwelling unit is permitted, provided the distribution is limited to the same parcel or same project as the antenna site.

iv. The location of the antenna on the lot shall meet all accessory structure requirements applicable to zoning district.

v. The dish antenna shall be installed directly on the ground. The maximum attainable height of the dish shall not exceed the diameter of the dish plus three feet.

3. Exceptions

In any situation where the standards of Section 3.9.3.B.2 do not allow reasonable access to customarily received satellite signals, a Conditional Use Permit shall be considered by the Planning Commission with the objective of ascertaining the most aesthetically acceptable alternative siting solution. In no case may the final decision result in denial of reasonable access to satellite signals.

a. The decision on the Use Permit application must provide for a reasonable quality of signal reception, taking into consideration the particular circumstances of the property and its surroundings.

b. The decision on the Use Permit application may take into consideration all the alternative site locations and reception solutions on the property and the Use Permit may be conditional for the purpose of reducing the visual impact of the dish antenna as seen from adjacent properties or for the purpose of reducing the potential of safety or health accident. Such conditions may include, but are not limited to: partitions, screening, landscaping, mountings, fencing, height of antenna, and site location within the parcel.

DRAFT

~~c. To assure that a property is not denied reasonable access to the satellite signals, because the filing fee of a Conditional Use Permit may be excessive in light of the purchase and installation cost of the equipment, a Conditional Use Permit for a home video satellite antenna shall be one-half the normal fee for a Conditional Use Permit.~~

~~d. To assure that property is not denied reasonable access to satellite signals by the imposition of conditions that are unreasonably out of proportion in light of the purchase and installation cost of the equipment, the Commission shall give consideration to the costs incurred toward satisfying the conditions as they relate to the cost of the system.~~

3.9.3.C. - 3.9.3.I.

No changes.

3.9.3.J. Outdoor Comfort Features

[AMENDED 01-12-2019][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. Outdoor comfort features are permitted only on developed properties with an active non-single family~~/duplex~~ primary use.

3.9.3.K. - 3.9.3.S.

No changes.

3.9.3.T. Cargo Containers

[AMENDED 12-01-2017][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. -4. *No changes.*

5. In ~~mixed-use,~~ commercial~~,~~ and industrial zoning districts.

a.-f. *No changes.*

3.9.3.U. - 3.9.3.Y.

No changes.

3.9.3.Z. Dwelling, Live Work Units

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. – 2. *No changes.*

DRAFT

3. In the ~~mixed-use and~~ commercial zones, live-work units shall be incorporated into a permitted primary household living use as a dwelling unit type, subject to the following standards:
    a-b. *No changes.*
4. *No changes.*

3.9.3.AA. – 3.9.3.CC.

No changes.

3.10. TEMPORARY USE STANDARDS

3.10.1. – 3.10.3.

No changes.

3.10.4. Temporary Commercial Uses

The following section contains temporary commercial uses which are not related to active construction projects.

3.10.4.A. Promotional Displays and Sales

Promotional displays, activities, and sales may be conducted subject to obtaining a Temporary Use Permit by the Zoning Administrator and complying with following standards:

1. **Qualifications.** Promotional displays and sales shall only be permitted in conjunction with the promotion of an on-site institutional, commercial, or industrial use within the C-O, commercial~~, mixed-use,~~ and industrial zones. Examples of such promotional activities include, but are not limited to, parking lot sales, live entertainment, street dances, amusement rides, photo booths, or similar.
2. *No changes.*

3.10.4.B. Seasonal Sales and Displays

Seasonal Sales and Displays of items such as flowers, pumpkins, plants, and Christmas trees may be sold as a temporary use, subject to the following requirements:

1. In the residential, commercial~~, mixed-use,~~ C-O, DW, and industrial zones, seasonal sales and displays shall be subject to the following regulations:
    a. - c. *No changes.*
2. – 3. *No changes.*

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3.10.4.C. Temporary Concessions

No changes.

3.10.4.D. Farmer's Market

1. Farmer's Markets shall only be permitted in the C-O~~, mixed-use,~~ commercial, and industrial zones, subject to a Temporary Use Permit by the Zoning Administrator and may be approved for up to one year with no limits on renewals.
2. *No changes.*

3.10.5. – 3.10.6.

No changes.

3.10.7. Temporary Roadside Crop Sales

The following section contains regulations for temporary roadside crop sales uses. Additional standards and regulations for these temporary uses are provided in Section 3.4.7.

3.10.7.A. Urban Agricultural Stands 120 S.F. and Smaller

Urban Agricultural Stands, 120 square feet or smaller in area, may be permitted in the AR-1, AR-2, residential, recreational, ~~mixed-use,~~ commercial, and industrial zones subject to a Temporary Use Permit by the Zoning Administrator, complying with standards provided in Section 3.4.7, and complying with the following requirements:

1. – 2. *No changes.*

3.10.7.B. Community Stands

No changes.

3.10.8. Temporary or Permanent Use of Tents

No changes.

FIGURE 3.1 DELTA BOUNDARY DEFINED

No changes.

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Chapter 4: Special and Combining Zoning Districts

Sacramento County Zoning Code

Chapter 4: Special and Combining Zoning Districts

4.1 GENERAL

4.1.1 Purposes

No changes.

4.1.2 Table of Special and Combining Zoning Districts

[AMENDED 09-10-2026]

The special and combining zoning districts listed in Table 4.0.A are established in this Chapter.

Table 4.0.A Table of Special and Combining Zoning Districts

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

Section	Special or Combining Zoning District Name	Abbreviation
4.2	Flood Combining Zoning District	F
4.3	Commercial Corridor Combining Zoning District	COR
4.5	Natural Streams Combining Zoning District	NS
4.6	Neighborhood Preservation Area Combining Zoning District	NPA
4.7	Parkway Corridor Combining Zoning District	PC
4.8	Surface Mining Combining Zoning District	SM
4.9	Delta Waterways Special Zoning District	DW
4.10	Special Planning Area Special Zoning District	SPA

4.1.3. Relationship to Base Zoning Districts

Special zoning districts permit establishment of different uses and standards from the base zoning district. In the case of a combining zoning district, the regulations of the base zoning district generally apply; however, additional standards and rules of the combining zoning district may either add to or modify those regulations.

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4.2 FLOOD (F) COMBINING ZONING DISTRICT AND TRIBUTARY STANDARDS

No changes.

4.3 COMMERCIAL CORRIDOR (COR) COMBINING ZONING DISTRICT

[ADDED XX-XX-XXXX]

4.3.1 Purpose and Regulatory Framework

The purpose of the Commercial Corridor (COR) Combining Zoning District is to encourage dense, walkable, and transit-oriented infill development and adaptive reuse along the County's commercial corridors. The County's commercial corridors are generally identified in the General Plan Land Use Element.

4.3.1.A. Use Standards

Permitted, conditionally permitted, and prohibited uses provided in the COR combining zone shall control over the use standards of the base zoning district. If a use is not specified in the COR combining zone, applicable standards shall defer to the base zoning district's standards.

4.3.1.B. Development Standards

Development standards within the COR combining zone shall only be subject to those development standards explicitly provided within this Chapter. Development standards provided in Chapter 5 of this Code shall only apply if explicitly referenced.

4.3.1.C Special Zones and Other Combining Zones

In case of conflict between provisions of the COR combining zone with a Special Zone or any other Combining Zone, the more restrictive provisions shall apply. This shall apply to use standards, development standards, entitlement requirements, and other applicable requirements.

4.3.2 Use Standards

4.3.2.A Restricted Uses

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Uses listed herein shall be subject to the following use standards, in addition to those provided in Chapter 3 of this Code. In case of conflict between a standard in Chapter 3 of this Code and the provisions of this section, this section shall prevail.

1. **The following uses, as defined in Chapter 7, where permitted or conditionally permitted by their underlying zoning district, shall be subject to a Conditional Use Permit by the Board of Supervisors within the COR combining zone:**
    a. **Automobile Wash Facilities**
    b. **Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage**
    c. **Boat/Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage**
    d. **Mini Storage**
    e. **Storage of Towed or Damaged Vehicles and Boats**
2. **Service Yard/Workshop. Any Service Yard/Workshop use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, shall be subject to standards for the MP zone as provided in Section 3.8.2.F.1.**
3. **Research and Development Laboratory. Any Research and Development Laboratory use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, must be operated fully indoors.**
4. **Drive-Throughs. Any drive-through use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, shall be subject to the following additional standards:**
    a. **Drive-through components, including the drive-through lane, ordering point/menu board/speaker, and pick-up window, shall not be located between the building and the public right-of-way.**
    b. **Speakers used for ordering points shall be located at least 110 feet from any property within an agricultural-residential or residential zoning district, unless such property is separated from the speaker by a public right-of-way.**

4.3.2.B Additionally Permitted Uses

1. **Food Truck Plaza/Courts. On properties within the COR combining zone with underlying GC zoning, Food Truck Plaza/Courts shall be permitted subject to a Conditional Use Permit by the Zoning Administrator and the following standards:**

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a. **Definition. A Food Truck Plaza/Court is a coordinated area on private property where multiple mobile food vendors operate together, supported by movable or permanent facilities, structures, and furniture.**

b. **Sites shall be improved with an access driveway and paved areas that accommodate vendor areas, pedestrian walkways, and emergency access. Site layout shall provide pedestrian walkways through vendor and customer areas and shall be arranged so that vehicle travel paths and vehicle queuing/loading areas do not encroach into pedestrian walkways or block emergency access.**

c. **Any vendor stall, food truck, trailer, cart, tent, canopy, table, equipment, or other operational features associated with the use shall maintain a minimum setback of:**

    i. **At least 5 feet from any public right-of-way or behind required landscaping, whichever is more restrictive;**
    ii. **At least 10 feet from property lines shared with residential or agricultural-residential zones; and**
    iii. **At least 5 feet from property lines in all other circumstances.**

d. **All movable, non-permanent equipment (i.e., tables, stands, carts, tents, and vehicles supporting vendor operations) shall be removed from the site or securely stored at the end of each day.**

e. **Mobile Food Facilities (MFFs) and Compact Mobile Food Operators (CMFOs) shall return to an approved off-site commissary in accordance with Environmental Management Department requirements at the end of every day. MFFs and CMFOs may be stored on-site when not in use if a Mobile Food Commissary is approved as a part of the use permit. In sites with an underlying LC zone, up to 25 percent of the project area may be approved as storage for MFFs and CMFOs as a part of approval for a Food Truck Plaza/Court.**

f. **The use shall comply with Environmental Management Department regulations, including ensuring proper food handling, access to public restrooms, safe water access, and sanitary wastewater disposal.**

g. **Trash receptables shall be provided to the satisfaction of the Environmental Management Department and Department of Waste Management and Recycling.**

DRAFT

h. Hours of Operation shall be established as a Condition of Approval for the use. Should the use operate after dusk, adequate lighting shall be provided which does not shine toward any abutting residential uses.

2. Night Market. On properties within the COR combining zone with underlying LC or GC zoning, Night Markets shall be permitted subject to the following standards:

a. Definition. A Night Market is a temporary multi-vendor market event on private property that may include food and retail vendors and that may occur during afternoon, evening or nighttime hours.

b. Night Markets are subject to the general requirements for all temporary uses and structures in Zoning Code Section 3.10.2.

c. Night Markets shall be located on:

i. Developed sites with an existing institutional, commercial, or industrial use; or

ii. Vacant sites that are improved with an access driveway and paved areas that accommodate vendor areas, pedestrian walkways, and customer parking.

d. All customer queuing, loading, pick-up, and waiting areas shall be fully contained on-site and shall not extend into the public right-of-way. The operator shall implement circulation controls (e.g., cones, barricades, attendants, signage) when needed to keep vehicle travel paths, pedestrian walkways, and fire access routes clear and to prevent queues from extending into the public right-of-way.

e. Any vendor stall, food truck, trailer, cart, tent, canopy, table, equipment, or other operational features associated with the use shall maintain a minimum setback of:

i. At least 5 feet from any public right-of-way or behind required landscaping, whichever is more restrictive;

ii. At least 10 feet from property lines shared with residential or agricultural-residential zones; and

iii. At least 5 feet from property lines in all other circumstances.

DRAFT

f. All movable, non-permanent equipment (i.e., tables, stands, carts, tents, and vehicles supporting vendor operations) shall be removed from the site or securely stored at the end of each day.

g. Trash receptables shall be provided to the satisfaction of the Environmental Management Department and Department of Waste Management and Recycling.

h. Hours of Operation shall be established as a Condition of Approval for the use. Should the use operate after dusk, adequate lighting shall be provided which do not shine toward any abutting residential uses.

i. Duration.

i. A Major Temporary Use Permit for a Night Market issued by the Zoning Administrator may be approved for a period of up to one year with no limits on renewals, or;

ii. A Minor Use Permit may be applied for in lieu of a Temporary Use Permit to request extended approval of a Night Market for a period of up to five years with no limits on renewals.

4.3.3. Lot and Subdivision Standards

Notwithstanding lot standards for underlying zones, no minimum lot standards shall apply for any property within the COR combining zone.

4.3.4. Project Development Standards

Deviations from standards provided herein, with the exception of allowable density and floor area ratio, may be permitted subject to a Special Development Permit by the Zoning Administrator.

4.3.4.A. General Development Standards

Table 4.0.B. General Development Standards for Projects in the Commercial Corridor Combining Zone

Development Standard	Requirement
Allowable Density [1]	Minimum and maximum allowed density shall defer to the underlying zone

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Development Standard	Requirement
Floor area ratio (FAR) range, minimum to maximum [2]	Florin Road West: 0.25 - 3.0 Auburn Boulevard North: 0.3 - 3.0 Stockton Boulevard South: 0.2 - 3.0 Fair Oaks Boulevard West: 0.3 - 3.0 Fair Oaks Boulevard East: 0.3 - 3.0 Watt Avenue Central: 0.2 - 3.0 Folsom Boulevard: 0.25 - 3.0 Keifer Boulevard: 0.25 - 3.0
Minimum front yard and side street yard setback [A]	19.5 ft (without PUPF) / 20.5 ft (with PUPF)
Minimum interior side and rear yard setbacks, adjacent to AR and residential zones [3][A]	10 ft (1 and 2 story) 20 ft (3 story +) For single family residential development: 5 ft (all stories)
Minimum interior side and rear yard setbacks, all other circumstances [A]	0 ft (all stories)
Minimum alley setback	0 ft (all stories)
Maximum height and stories [A]	75 ft and 7 story
Minimum open space [6]	40 sf/unit; can be provided as private open spaces [4], common gathering spaces [5], or combination of both.
Minimum vehicle parking	No minimum off-street parking requirements
Minimum bicycle parking and bicycle parking facility class	As required by Zoning Code Section 5.9.9.B based on use.
Waste enclosure setbacks	From AR and residential zones: 10 ft
Waste enclosure requirements	All waste containers shall be located within an enclosed masonry area, 6 to 8 ft tall, with appropriate solid gate.
Minimum loading dock setback	75 ft from property line shared with AR and residential zones

[A] Does not apply to existing buildings converted for another use as-is as a part of adaptive reuse projects. Expansions to any building as a part of an adaptive reuse project shall comply with all applicable standards, including those with this footnote.

[1] Notwithstanding the density of the underlying zone, within the COR combining zone, Single-Family Detached Dwellings shall be permitted by right on properties with a base Light Commercial (LC) zoning designation with a minimum density of 10 dwelling units per acre and a maximum density of 30 dwelling units per acre.

DRAFT

[2] Residential-only projects in the combining zone may use either: (a) the residential density standards, or (b) this intensity standard. Mixed-use projects that include a residential component shall comply with this intensity standard.

[3] Upper story setbacks for buildings may be stepped back to achieve minimum setback for upper stories.

[4] Private open space: ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

[5] Common gathering space: versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation; these areas accommodate a diverse range of amenities, including but not limited to barbecue areas, picnic tables, community gardens, dog parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.

[6] This requirement applies to all residential development in the COR combining zone, except for single-family residential development.

4.3.4.B. Landscape Standards

1. General Landscape Requirements. The following landscape provisions shall defer to the specific referenced section within Chapter 5 of this Code:
    a. General Requirements – Section 5.2.4.B.
    b. Parking Area Landscaping – Section 5.2.4.F.
    c. Care and Maintenance – Section 5.2.4.G.
    d. Removal and Replacement – Section 5.2.4.H.
    e. Replanting and Replacement Fee – Section 5.2.4.I.
    f. Notwithstanding any other provision of Section 4.3.4.B, all single-family development shall defer to Section 5.2.4.C.
2. The following standards shall apply to all landscaped areas and planters:
    a. At least 75 percent of the landscaped area shall consist of live plant materials.
    b. Landscaped planter areas shall have a minimum inside width of 7 feet where trees are provided, and 4 feet where shrubs or groundcover are provided. Trees

DRAFT

shall be spaced at intervals of no more than 75 percent of the selected species mature canopy size, not to exceed 30 feet on center.

3. Landscaping shall be provided in the following areas:

   a. Between the back of sidewalk and street-facing buildings with a planter consisting of trees (if allowed), shrub, ground cover, and other natural growth;

   b. Between the back of sidewalk and patios/plazas/outdoor dining areas with a landscaped area spanning at least 50 percent of the length of the feature;

   c. Between the back of sidewalk and parking areas with a minimum 7-foot-wide planter with trees, shrubs, ground cover, and other natural growth with a minimum height of 30 inches;

   d. Along internal pedestrian walkways connecting building entrances to parking areas, common gathering areas, shared amenities, and public sidewalks;

   e. Along interior property lines adjacent to AR and residential zones consisting of a minimum 7-foot-wide continuous planter with trees and other plant materials to provide a dense visual screen;

      i. This standard shall not apply as a part of an Adaptive Reuse project if the existing building is located less than 10 ft from an interior property line adjacent to the AR and residential zones.

   f. Along the perimeter of and within parking areas as required by Zoning Code Section 5.2.4.F;

   g. Around mechanical equipment, waste enclosures, loading areas, utility areas, and similar service areas to provide buffering; and

   h. For multifamily development:

      i. Within and along the perimeter of common gathering spaces, and

      ii. Adjacent to private open space areas and ground-floor units to provide screening or separation.

4.3.4.C. Fence and Wall Standards

1. Within the required front yard, required side street yard, along interior property lines, and along the rear property line, open ornamental security fences are permitted up to 7 feet in height. All other fencing types are prohibited. Other materials and types of

DRAFT

fencing may be requested subject to a Minor Special Development Permit up to 7 feet in height.

2. Notwithstanding subdivision (1), a solid masonry wall at least 6 feet in height shall be required on shared property lines with properties within the AR and residential zones.

3. Notwithstanding all other provisions of this section, all single-family and neighborhood-scale multi-unit fencing development standards shall defer to Section 5.2.5.C.

4.3.4.D. Sign Standards

All sign standards shall defer to Section 5.10 of this Code.

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Chapter 5: Development Standards

Sacramento County Zoning Code

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 the 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 icon at left, 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,

DRAFT

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 the unincorporated 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 **Countywide** **D**~~d~~esign **G**~~g~~uidelines. 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, Development Standards, Off-Street Parking, and Sign Regulations that are applicable to all land use zoning districts in the County:

- Section 5.2: General Standards and Exceptions
- Section 5.3: Agricultural, Agricultural-Residential, and Recreational Zoning Districts
- Section 5.4: Residential Zoning Districts
- Section 5.5: Commercial Zoning Districts
- Section 5.6: Industrial and Industrial Park Zoning Districts
- ~~Section 5.7: Mixed-Use Zoning Districts~~
- Section 5.9: Off-Street Parking
- Section 5.10: Sign 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 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 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

DRAFT

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

5.2.0. - 5.2.1.

No changes.

5.2.2. Building Height Standards for All Zoning Districts

[AMENDED 01-12-2019][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

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 **provided herein.** ~~in Sections 5.2.2.A through D.~~

5.2.2.A. Height and Stories

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.B. Height Limits in Vicinity of Airports ~~in Aircraft Approach Zoning Districts~~

Notwithstanding any other provision of this Code, 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 **in conflict with an adopted Airport Land Use Compatibility Plan.** ~~that are designated on the Comprehensive Zoning Plan that is part of this Code.~~

5.2.2.C. Height Exceptions for Certain Structures

~~[AMENDED 01-12-2019][AMENDED 09-10-2026]~~

DRAFT

The following structural components or appurtenances are allowable exceptions to height limitations which shall not be counted towards the calculation of a project's height:

1. 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, chimneys, 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.
2. **Structures attached to the roof of a building providing recreational amenities, including lattices, sunshades, equipment, landscaping, or similar amenities, provided that such amenities do not exceed 10 feet in height as measured from the top of the height of a building, as defined in Chapter 7, to the highest point of the amenity structure.**
3. **Amateur radio (ham radio) antennas may be erected at heights and dimensions sufficient to accommodate amateur service communications in compliance with Title 47, Part 97 of the Code of Federal Regulations.**
   ~~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 seven 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~~

~~[AMENDED 09-09-2022]~~

~~The 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 factors in this paragraph have been adequately mitigated through design features incorporated into the proposed project:~~

> ~~**All Residential Zoning Districts.** Public buildings, hotels, apartment houses, schools, places of worship, hospitals, and other similar buildings may be erected to a height not to~~

DRAFT

~~exceed 75 feet, provided that the required yards shall be increased one foot for each one foot of height of said building.~~

~~**All Commercial and Industrial 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 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 approved 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

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

In addition to the development standards and associated tables for each land use Section in this Chapter, the maximum density and intensity requirements may be increased **through provisions within the Affordable Housing Incentive Program (Section 6.5.4) and Section 6.4.6.G.** ~~for the following types of projects as outlined in Table 5.1~~.

DRAFT

~~**Table 5.1**~~

~~[AMENDED 07-11-2024]~~

~~Type of Increase~~	~~Maximum Increase~~	~~Approval Authority~~	~~Code Section~~
~~Affordable Housing Incentive Program~~	~~See Section 6.5.4.~~	~~Planning Director unless combined and processed concurrently with discretionary entitlement.~~	~~Section 6.5.4.~~
~~Housing Incentive for Special Needs Groups~~	~~15%~~	~~Minor Special Development Permit~~	~~Section 6.4.6.G~~
~~Density Increase for Preservation of Environmentally Sensitive Physical Features~~	~~50%~~	~~Special Development Permit approved by the Planning Commission~~	~~Section 6.4.6.G~~
~~Density Increase for Energy Conservation Design~~	~~25%~~	~~Special Development Permit approved by the Planning Commission~~	~~Section 6.4.6.G. and Section 3.6.6.C.~~
~~Mobile Home Parks with single-wide mobile homes~~	~~15%~~	~~Special Development Permit approved by the Planning Commission~~	~~Section 4.5.5.B.~~

5.2.4. Landscape Standards

5.2.4.A. Purpose

No changes.

5.2.4.B. Requirements for Institutional, Commercial, Industrial, and Multifamily Residential Use Categories

DRAFT

[AMENDED 09-09-2022][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. - 2. *No changes.*

3. Landscape Screening Along Interior Property Lines.

a. No landscape planter shall be required for institutional, commercial, or industrial uses when adjacent to Commercial, industrial, institutional or agricultural uses.
b. No landscape planter shall be required along interior property lines of contiguous parcels within the same business complex, as defined in Chapter 7.
c. A minimum seven-foot wide continuous landscaped planter area shall be required for **multifamily,** institutional, commercial, or industrial uses when along property lines shared with any agricultural-residential or residential zoning district.
~~A minimum seven-foot wide continuous landscaped planter shall be required for multifamily residential Uses in all cases.~~
d. Landscaping within this planter shall consist of screen trees approved by Planning and Environmental Review, spaced 75% of selected species mature canopy diameter, not to exceed 30-feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five 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. - 11. *No changes.*

5.2.4.C. -5.2.4.I.

No changes.

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

No changes.

5.2.5.B. Measuring Height.

No changes.

5.2.5.C. Single-Family Residential and ~~Duplex~~ Neighborhood-Scale Multiunit Fences.

DRAFT

[AMENDED XX-XX-XXXX]

1. - 4. *No changes.*

5. 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.

6.

Fences over seven feet in height are permitted when setback three feet from an interior property line after first securing an approved building permit. ~~Fences over seven feet in height may be permitted on interior property lines with a Special Development Permit approved by the Zoning Administrator. Fence height may be modified by a condition of approval where the Zoning Administrator finds that due to site features different screening requirements are necessary.~~

7. Exceptions.

Fences deviating from single-family residential and **neighborhood-scale multiunit** ~~duplex~~ fence standards shall be subject to a Minor Special Development Permit.

5.2.5.D. - 5.2.5.I.

No changes.

5.2.6. Freestanding Flag Poles

[ADDED 07-16-2020][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

5.2.6.A.

On any property primarily developed with a single-family~~, halfplex,~~ or ~~duplex~~ **neighborhood-scale multiunit** residential use, freestanding flag poles are permitted by right, provided that the flag poles comply with the height and setback requirements for residential accessory structures found in Table 5.10, except that encroachment of up to 10 feet is allowed into front yard setbacks.

DRAFT

5.2.6.B. - 5.2.6.C.

No changes.

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

No changes.

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. Purpose

No changes.

5.4.2. Low Density Residential Development Standards

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED 06-11-2026]

5.4.2.A. Applicability

[AMENDED 09-09-2022][AMENDED 06-11-2026]**[AMENDED XX-XX-XXXX]**

1. The standards of Section 5.4.2.B apply to:
    a. Lots created for Single-Family Attached or Detached~~,~~ **and Neighborhood-Scale Multiunit** ~~Duplex/Halfplex~~ residential in all zoning districts, where allowed.
    b. All Single-Family Attached, or Detached **and Neighborhood-Scale Multiunit**~~and Duplex/Halfplex,~~ subdivisions.
    c. -e. *No changes.*
2. The standards of Section 5.4.2.C apply to:
    a. Projects for Single-Family Attached or Detached, **Neighborhood-Scale Multiunit**~~Duplex/Halfplex~~, Family Daycare Home, and Residential Care Homes in all zones where permitted but not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.
    b. -d. *No changes.*
3. *No changes.*

5.4.2.B. Lot and Subdivision Standards – Low Density Residential

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

DRAFT

1. *No changes.*
2. Lots created for Single-Family Attached or Detached **and Neighborhood-Scale Multiunit** ~~and Duplex/Halfplex~~ residential in all zoning districts, where allowed, shall be subject to the standards of Table 5.7.A.
3. Subdivisions for new Single-Family **or Neighborhood-Scale Multiunit** ~~or Duplex/Halfplex~~ residential in all zones, where allowed, shall also be subject to the standards of Table 5.7.B.
4. *-5. No changes.*

Table 5.7.A. Lot Standards – Low Density Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

This table has been split into multiple tables to comply with accessibility requirements. The following three tables shall all be referred to as a part of Table 5.7.A.

Required Density	**RD-1**	**RD-2**	**RD-3**	**RD-4**	**RD-5**	**RD-7**	**RD-10**	**All Other Zones**
Maximum Density (dwelling units/gross acre) [1][2][3]	1	2	3	4	5	7	10	[4]

Lot Standards - Single-Family ~~Attached~~ ~~and~~ Detached and Attached [5][10]	**RD-1**	**RD-2**	**RD-3**	**RD-4**	**RD-5**	**RD-7**	**RD-10**	**All Other Zones**
Minimum Interior Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	5,200	4,000	3,000	N/A
Minimum Corner Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	6,200	5,200	3,500	N/A
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	75	75	65	65	52	40	30	30
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	75	75	65	65	62	52	35	35

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Lot Standards – Neighborhood-Scale Multiunit ~~Duplex / Halfplex~~ [5]~~[10]~~	**RD-1**	**RD-2**	**RD-3**	**RD-4**	**RD-5**	**RD-7**	**RD-10**	**All Other Zones**
Minimum Interior Lot Area (square feet) [6]	N/A	N/A	10,000	10,000	8,500	6,200	6,000	N/A
Minimum Corner Lot Area (square feet) [6]	N/A	N/A	10,000	10,000	8,500	8,500	7,000	N/A
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	N/A	N/A	80	80	80	62	60	60
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	N/A	N/A	80	80	80	80	70	70

N/A = Not Applicable

[1] 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.

[2] If specified within an adopted Master Plan or Specific Plan, density may be calculated at net acre (double or triple net) instead of gross acre.

[3] New lots created with Parcel Maps shall use the density calculation methodology of Section 7.1.13.

[4] See Section 3.5.1.B through 3.5.1.J for allowed densities for residential product types in all other zones, where allowed.

[5] Unless otherwise noted, lot standards are based on net lot area, as defined in Chapter 7.

[6] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090.

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[7] In the RD-5 and RD-7 zones, 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. **Where permitted,** ~~t~~The required minimum lot width for **neighborhood-scale multiunit** ~~duplexes/halfplexes~~ and multifamily residential in this scenario is 100 feet.

[8] Up to two lots may be served by a private drive without meeting the public street frontage requirement. [AMENDED 04-07-2016].

[9] In the RD-5 and RD-7 zones, 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.

[10] ~~Halfplex~~ **Where permitted, Single-Family Attached** lot standards are half of **those provided in this table.** ~~duplex lot standards.~~

Table 5.7.B Subdivision Standards – Single-Family **and Neighborhood-Scale Multiunit** ~~and Duplex/Halfplex~~ Residential

[AMENDED 09-09-2022] **[AMENDED XX-XX-XXXX]**

Subdivision Standard	Requirement
Lighting - Improvement Standards Compliance	Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards.
Lighting - Maximize Safety and Minimize Glare	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.
Lighting - Reduction in Light Pollution	Nighttime pollution of the sky is discouraged by following illumination levels required for safety per Illuminating Engineering Society of North America (IESNA).
Signage - Design and Standards	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."
Walls and Fences	Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."
Landscaping	Landscaping shall be provided in conformance with Section 5.2.4.

5.4.2.C. Project Development Standards – Single-Family Attached and Detached~~,~~ **and Neighborhood-Scale Multiunit** ~~and Duplex/Halfplex~~ Residential

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[AMENDED 09-09-2022][**AMENDED XX-XX-XXXX**]

The development standards for single-family **and neighborhood-scale multiunit** ~~and duplex/halfplex~~ residential projects in all zones where allowed but not governed by other specific plan, special planning area, or neighborhood preservation area standards are summarized in Table 5.7.C.

Table 5.7.C. Project Development Standards – Single-Family Attached and Detached, and Neighborhood-Scale Multiunit ~~Duplex/Halfplex~~ Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026][**AMENDED XX-XX-XXXX**]

This table has been split into multiple tables to comply with accessibility requirements. The following two tables shall all be referred to as a part of Table 5.7.C.

Development Standard	Requirement
Minimum Front Yard [1][2][9]	20 ft (Without PUPF) / 24 ft (With PUPF)
Minimum Interior Side Yard [1][2][3][9]	5 ft (1-2 story) / 10 ft (3 story) ~~[3]~~
Minimum Rear Yard [1][2][9]	- Lot Depths greater than 125 feet: 25 ft - Lot Depths less than or equal to 125 feet: 20 percent of the average lot depth.
Projection Into Rear Yard [1][2][9]	- The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot (see Figure 5-11-A). - In no case shall encroachment result in a setback of less than 10 feet for one story buildings and 15 feet for two and three story buildings. - One story portions of multistory dwellings are permitted to encroach into the rear yard setback down to 10 feet, provided that the height of the portion of the building does not exceed 16 feet within 15 feet of the rear property line (see Figure 5-11-B).
Minimum Side Street Yard [1][2][9]	12.5 ft (Without PUPF) / 16.5 ft (With PUPF)
Maximum Building Height [4][9]	30 ft (1-2 story) / 40 ft (3 story)
~~Minimum Building Width [5]~~	~~20 ft~~
Number of Kitchens [6][7]	No dwelling shall have more than one kitchen. ~~[6][7]~~
Parking Requirements	Refer to Section 5.9, "Off Street Parking"
Landscaping Standards	Refer to Section 5.2.5, "Landscaping Standards"

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Mechanical Equipment	Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zoning Districts
Acoustical Standards - Maximum Interior Noise Levels	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 45dB LRdn under future (cumulative case) traffic conditions.
~~**Special Standards - Projects of 10 Units Per Acre or Greater Density**~~	~~**Requirement**~~
~~Minimum Private Open Space~~	~~40 Square Feet Per Lot~~
~~Common outdoor amenities [8]~~	~~Required for 10 or more units~~
~~Minimum Storage Area~~	~~80 cubic feet per lot~~
~~Homeowners Association (HOA)~~	~~The Hearing Authority may consider requiring establishment of an HOA to address property and private drive maintenance, agreements, and design requirements for projects of more than ten units.~~

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.

[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[3] No setbacks are required from the property boundary dividing attached single-family ~~or halfplex~~ residential units.

[4] In AG, AR, and RD-1 through RD-7 zones, maximum height may be increased to three stories ~~only with issuance of a~~ **subject to a Minor** Special Development Permit ~~approved by the Zoning Administrator~~ **and findings provided in Section 6.4.6.H.7 and Section 6.4.6.H.8.** ~~Height criteria shall consider factors as prescribed in Section 5.2.2.D.~~ **In all other zones, a three-story single-family dwelling is permitted by right.**

[5] ~~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.~~ **[DELETED XX-XX-XXXX]**

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[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.

[7] Outdoor kitchens are exempt.

[8] ~~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.~~ **[DELETED XX-XX-XXXX]**

[9] Limited deviations to development standards may be eligible for a Minor Special Development Permit, subject to required findings in Section 6.4.6.H.7. If the required findings cannot be met, deviations shall be subject to a Special Development Permit by the Zoning Administrator.

Figure 5-11-A: Single-Family Rear Setback Projection

No changes.

Figure 5-11-B: Stepping of Single-Family Dwellings Projecting into Required Rear Yard

No changes.

5.4.2.D. Architectural Standards for Manufactured Homes

No changes.

5.4.3. Multifamily Residential Development Standards

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED 06-11-2026]**[AMENDED XX-XX-XXXX]**

5.4.3.A. Applicability

[AMENDED 09-09-2022][AMENDED 06-11-2026]**[AMENDED XX-XX-XXXX]**

1. The standards of Section 5.4.3.B apply to:
    a. Lots created for Multifamily Residential projects in all zones, where allowed. ~~See Section 5.4.2.B for Single-Family Attached or Detached and Duplex/Halfplex Residential lot standards in all zones, where allowed.~~
    b. *No changes.*
2. The standards of Section of 5.4.3.C apply to:

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a. Projects for Multifamily Residential in all zones where permitted but not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.
~~See Section 5.4.2.C for Single-Family Attached or Detached and Duplex/Halfplex Residential project standards in all zones, where allowed.~~

b. *No changes.*

3. -4. *No changes.*

5.4.3.B. Lot Standards - Multifamily Residential

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

1. -4. *No changes.*

Table 5.8.A Lot Standards – Multifamily Residential

No changes.

5.4.3.C. Project Development Standards – Multifamily Residential

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

All multifamily projects shall be subject to the development standards of Table 5.8.B.

Table 5.8.B Development Standards - Multifamily Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

This table has been split into multiple parts to comply with accessibility requirements. The following six tables and two subsections (Driveway Dimensions, Lighting for Multifamily Housing) shall all be referred to as a part of Table 5.8.B.

Development Standard	Requirement
Minimum Front Yard [1][2]	~~20 ft (Without PUPF) / 26 ft (With PUPF)~~ **19.5 ft (without PUPF) / 20.5 ft (with PUPF)**
Interior Side and Rear Yards (feet) – Adjacent to ~~or Within Low Density Residential~~ **Agricultural-Residential and**	~~25 (1 story)~~ ~~50 (2 story)~~ ~~75 (3 story)~~ ~~75 [4 story (when adjacent to collector/arterial or approved by SPZ)]~~ **20 ft (1 and 2 story)** **30 ft (3 story)**

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Single-Family Residential Zoning Districts [2]	**40 ft (4 story, adjacent to collector/arterial)**
Interior Side and Rear Yards (feet) - All Other Circumstances [3]	~~10 (1 and 2 story), 15 (3 story +)~~ **10 ft (all stories)**
Side Street Yard	~~15 (Without PUPF) / 21 (With PUPF)~~ **19.5 ft (without PUPF) / 20.5 ft (with PUPF)**
Upper Story Stepbacks	Multistory buildings may be stepped-back to achieve minimum setback requirements for upper stories as shown in Figure 5-11-C and provided for in Chapter 3 of the Countywide Design Guidelines. Stepped-back upper stories may be utilized regardless of whether located adjacent to an LDR zone so long as each story meets the minimum setback requirements.
Multifamily Amenity Structures [4]	All Amenity Structures must remain outside of required perimeter landscape areas. ~~Structures over one story or 20 feet in height must also meet setbacks of similar story multifamily structure.~~

Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies into the):

Refer to Zoning Code Section 5.2.1.D for encroachments.

~~Setback Area~~	~~Adjacent to or within LDR~~	~~All other circumstances~~
~~Front Yard~~	~~2 ft.~~	~~8 ft.~~
~~Side Yard~~	~~10 ft.~~	~~2 ft.~~
~~Rear Yard~~	~~10 ft.~~	~~2 ft.~~

~~Allowed Encroachment over Sidewalk (Awnings/Bay Windows/Upper Floors)~~

~~Setback Area~~	~~All circumstances~~
~~Front Yard~~	~~Not allowed in the RD-10 zone. Three feet max., with eight feet min. height clearance from top of sidewalk in all other zoning districts.~~

Maximum Height and Story Limits

Development Standard	Requirement
Maximum Height (feet) and Stories - Adjacent to or Within Low Density Residential Zoning Districts [2]	40 feet and three stories (except when adjacent to major collectors or arterials, see Allowed Height Increase- Major Collectors and Arterials, below).
Maximum Height (feet) and Stories - All Other Circumstances	~~- RD-15: 40 ft. and three stories~~ ~~- RD-20 and RD-25: 45 ft. and four stories~~ **- RD-10, RD-15, RD-20, RD-25: 45 ft and 4 story** - RD-30 and all other zoning districts: 150 ft. and no story limit

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Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.2 for height increases adjacent to transit.

Open Space Requirements [5]**[6]**

Development Standard	Requirement
~~Minimum Open Space and Landscaping (i.e. yards and landscaped setbacks)~~	~~25 percent of net lot area~~
~~Common Outdoor Amenities Required~~	~~For 10 units or more~~
Minimum Private Open Space/Unit (square feet)	~~For buildings greater than four stories, private open space may be substituted by common amenities such as gyms, game rooms, roof decks, or communal kitchens at a rate of 40 square feet of common space per unit.~~ **50 sf/unit; can be provided as private open spaces, common gathering spaces, or combination of both**

All Other Requirements

Development Standard	Requirement
~~Private Storage Requirement - Minimum Storage Area Volume/Unit (cubic feet)~~	~~80 cf~~
Parking Requirements	For multifamily residential parking requirements, refer to Section 5.9, "Off-Street Parking;" Table 5.18, "Vehicle Parking Amount for Residential Uses."
Signage Requirements	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."
Walls and Fences	Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."
Landscaping	Landscaping shall be provided in conformance with Section 5.2.4.
Waste Enclosure Setbacks	~~25 ft. from any public right-of-way~~ ~~15 ft. from residentially-zoned property~~ ~~15 ft. from the edge of a private road easement~~ **From public ROW, private street: 20.5 ft (without PUPF) / 28 ft (with PUPF, 5 ft sidewalks) / 31 ft (with PUPF, 8 ft sidewalks)** **From Agricultural-Residential and Single-Family Residential zones: 20 ft**

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Waste Enclosure Requirements	All waste collection containers shall be located within an enclosed masonry area with a surrounding wall at least six feet high and no taller than eight feet in height, with an appropriate solid gate. Waste enclosure areas shall be designed to the County's latest stormwater quality source control design standards, including drains and covers, if required. ~~Waste enclosures shall be adequately sized to accommodate commercial garbage, recycling, and organic material collection containers.~~ Waste collection containers including garbage, recycling, and organics shall be adequately sized with appropriate frequency collection to provide for the waste generation needs of the business or residents, pursuant to SCC 6.20. Waste enclosures shall be located for functional use by occupants and safe collection by commercial franchise waste haulers.
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.
Acoustical Analysis	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 45dB Ldn under future (cumulative case) traffic conditions.

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: 19 feet.

DRAFT

c. or curbed internal street with parallel parking on one side: 28 feet.d. For curbed internal street with parallel parking on both sides: 36 feet.

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.
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 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 hour prior to dawn and one-half hour past dusk.
6. 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 shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America.

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] 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.

[2] ~~In this circumstance, Low Density Residential encompasses AG, AR and RD-1 through RD-10 zones.~~ For these standards, 'adjacent' shall mean sharing at least one property boundary outside of the Right-of-Way (ROW). Additional yard area applies only to shared property boundary areas, if adjacent to ~~Low Density~~ **agricultural-**residential **and single-family residential zones**.

[3] Contiguous parcel boundaries may be ignored if parcels are being developed as a single project.

[4] Amenity structures include carports, pool houses, garages, laundry rooms, leasing offices, and other structures when not attached to Multifamily Residential units.

[5] ~~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~~

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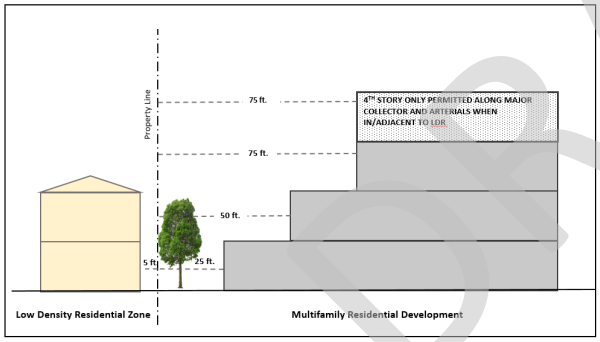
~~areas used for vehicular access and parking. Public parks and open space constructed as part of the proposed multifamily project may be counted up to one-half of the common open space requirement.~~ **Common gathering spaces: versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation; these areas accommodate a diverse range of amenities, including but not limited to: barbeque areas, picnic tables, community gardens, dog parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.**

[6] Private open spaces: ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

Figure 5-11-C: Example of a Stepped Back Multifamily Building

[ADDED 09-09-2022][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

Figure below to be updated.



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~~5.4.4. Mobilehome Subdivision Development Standards~~ **[DELETED XX-XX-XXXX]**

~~[AMENDED 07-16-2020][AMENDED 09-10-2026]~~

~~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. Standards for mobilehome parks can be found in Section 5.4.6.~~

~~5.4.4.B. Standards for Mobilehome Subdivisions and Manufactured Homes~~

~~A Mobilehome Subdivision developed under the RM-2 zone shall comply with the development standards of Table 5.7.A. for RD-5 zoned properties. A manufactured home shall comply with the architectural standards of Section 5.4.2.D and the development standards for detached single-family residential units in Table 5.7.C, with the exception that the minimum building width requirement shall not apply.~~

5.4.5. Residential Accessory Structures, and Accessory Dwelling Units

[AMENDED 09-09-2022]

5.4.5.A. Development Standards for Residential Accessory Structures

[AMENDED 07-16-2026] **[AMENDED XX-XX-XXXX]**

1. -2. *No changes.*
3. Deviations from the standards of this Section may be permitted with a **Minor** Special Development Permit ~~by the Zoning Administrator~~, subject to **findings provided in Section 6.4.6.D.1.a.ii** ~~the General Findings in Section 6.4.6.H.1~~.

Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed

No changes.

Figure 5-11-D: Measurement Between Primary Dwelling and Residential Accessory Structures

No changes.

Table 5.10.B Development Standards – Incidental Agricultural Accessory Structures in Residential Zoning Districts

No changes.

5.4.5.B. Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units in All Zoning Districts

No changes.

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5.4.6. Mobile Home Park Development Standards

[ADDED 09-10-2026]

This section shall regulate mobile home parks in any zone. ~~All mobile home subdivisions are subject to standards provided in Section 5.4.4.~~ All mobile homes within mobile home parks are subject to architectural standards provided in Section 5.4.2.D. New and expanding mobile home parks are subject to design review, in addition to, if applicable, required entitlements as provided in Table 3.1. Individual mobile homes within a mobile home park are not subject to design review.

Mobile Home Parks shall comply with standards provided in Table 5.12.A. Deviations from standards provided in Table 5.12.A are subject to a Special Development Permit by the Zoning Administrator.

Table 5.12.A Development Standards for Mobile Home Parks

No changes.

5.4.7. – 5.4.8.

No changes.

5.5. COMMERCIAL ZONING DISTRICTS

[AMENDED 07-16-2020]

5.5.1. Purpose and Applicability

No changes.

5.5.2. Commercial and Institutional Development Standards

5.5.2.A. Development Standards Summary

Lots created within commercial zoning districts or for commercial or institutional purposes in other zoning districts where allowed, and all commercial and institutional projects, shall be subject to the development standards of Table 5.13, as follows:

- For the creation of new lots, the lot area and width requirements of Table 5.13 regulate minimum lot size and configuration for each zoning district and are not necessarily as

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optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.

- Development of commercial projects in the commercial zoning districts is subject to the applicable development standards in Table 5.13.
- Development of commercial projects in non-commercial zoning districts is subject to the lot and development standards of the LC/GC zones as summarized in Table 5.13.
- Development of institutional projects is subject to the development standards of the BP zone unless specified in Table 5.13.

All commercial and institutional development is subject to Design Review in accordance with the County-wide Design Guidelines.

Table 5.13 Commercial Lot and Commercial and Institutional Project Development Standards
Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Development Standards - Yard Requirements (ft.) Commercial Uses

Required Development Standard	BP	C-O	LC, GC
Minimum Required Interior Side and Rear Yards, Adjacent to **Neighborhood-Scale Multiunit or** Multifamily Use [2]	24	24	20
Minimum Required Interior Side and Rear Yards, Adjacent to Nonresidential Use [2]	0	0	0
Minimum Required Interior Side and Rear Yard, Adjacent to Single-Family~~, Duplex,~~ or Mobile Home Park Use	24 (one-story); 100 (two-story or more)	24 (one-story); 100 (two-story or more)	24 (one-story); 100 (two-story or more)

Development Standards - All Other Requirements, Commercial Uses

Development Standard	Requirement
Maximum Building Height (ft.) [3]	50

[3] Deviations to maximum height shall be subject to a Special Development Permit by the Planning Commission and findings provided in Section 6.4.6.H.7.

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5.6. INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS

[AMENDED 07-16-2020]

5.6.1. Purpose and Applicability

No changes.

5.6.2. Industrial and Industrial Park Development Standards

[AMENDED 01-12-2019]

5.6.2.A. Development Standards Summary

Lots created within the industrial zoning districts or for industrial uses in other zoning districts where allowed, and all industrial projects, shall be subject to the development standards of Table 5.14, as follows:

- For the creation of new lots, the lot area requirement regulates minimum lot size and configuration for each zoning district and is not necessarily as optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.
- Development of industrial projects in the industrial and industrial park zoning districts is subject to the applicable development standards in Table 5.14.
- Development of industrial projects in non-industrial zoning districts is subject to the lot and development standards of the M-1 (Light Industrial) zone as summarized in Table 5.14.

All industrial development in subject to Design Review in accordance with the County-wide Design Guidelines.

Table 5.14 Industrial and Industrial Park Lot and Project Development Standards

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Yard Requirements, Building Height, and Landscaping Requirements

Required Development Standard	M-1 & M-2	MP
Minimum Required Front and Side Street Yard (ft.)	50 (Without PUPF) / 56 (With PUPF)	25 (Without PUPF) / 31 (With PUPF)

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Minimum Required Interior Side and Rear Yards, Adjacent to **Neighborhood-Scale Multiunit or** Multifamily Use (ft.) [1][2]	20	20
Minimum Required Interior Side and Rear Yards, Adjacent to Non-Residential Use (ft.) [1][2]	0	0
Minimum Interior Side and Rear Yard, Adjacent to Agricultural Zone With Any Use (ft.)	10	10
Minimum Required Interior Side and Rear Yard Adjacent to Single-Family~~, Duplex,~~ or Mobile Home Park Use (ft.) [2][3]	24 (1-story); 100 (2-story or more)	24 (1-story); 100 (2-story or more)
Maximum Building Height (ft.) [4]	100	40

[4] Deviations to maximum height shall be subject to a Special Development Permit by the Planning Commission and findings provided in Section 6.4.6.H.7.

~~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 the 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 zoness have been tailored to mixed-use developments in the 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 zones, a description of each zone 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~~

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- ~~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 the 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 zones are established to provide development opportunities for integrated development of complementary uses 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~~

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~~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 Table 5.15 is representative of the variety and intensity of different uses, desired from application of the NMC zone to sites of five 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 [1]~~
~~Retail, Service~~	~~10%-50%~~	~~10%-30%~~	~~10%-30%~~
~~Office, Institutional~~	~~0%-50%~~	~~0%-30%~~	~~0%-40%~~
~~Public/Civic~~	~~10% minimum~~	~~10% minimum~~	~~10% minimum~~
~~Residential~~	~~0%-50%~~	~~40%-80%~~	~~30%-70%~~
~~Required Residential~~	~~No~~	~~Yes~~	~~Yes~~

~~Table 5.15 Footnotes~~

~~[1] 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 to four 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 in Table 5.15. Additional development intensities may be permitted with a Conditional Use Permit approved 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 5.17. 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~~

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~~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 Table 5.16 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 to six 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 5.17. 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 [1]~~
~~Retail, Service, Entertainment~~	~~50%-70%~~	~~10%-30%~~	~~10%-30%~~	~~10%-30%~~
~~Office, Institutional~~	~~0%-20%~~	~~50%-70%~~	~~0%-30%~~	~~20%-60%~~

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Public/Civic	10% minimum	10% minimum	10% minimum	10% minimum
Residential	0%-40%	0%-30%	50%-80%	20%-60%
Required Residential	No	No	Yes	Yes

Table 5.16 Footnotes

[1] 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 table is representative of the variety and intensity of different uses, desired from application of the CMZ district on sites of five 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.

Target Mix of Uses Table

This table erroneously is not assigned a table number.

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

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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 to five 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 5.17. 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 5.17 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

[AMENDED 09-10-2026]

This table has been split into multiple tables to comply with accessibility requirements. The following eight tables shall all be referred to as a part of Table 5.17.

Density and Intensity Requirements

Standard *	NMC	CMC	CMZ
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	Optional depending on the approved mix of uses	Yes

Minimum Density and Intensity Requirements Adjacent to Light Rail [1A]

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Standard *	NMC	CMC	CMZ
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 - ¼ mile of Transit Stop (dwelling units/acre; floor area ratio)	18; 0.35 FAR	25; 0.45 FAR	18; 0.35 FAR
Within ¼ mile - ½ 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]

Standard *	NMC	CMC	CMZ
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 ¼ mile - ½ 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 (ft.) [2]

Standard *	NMC	CMC	CMZ
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
Interior Side Yard Setback and Rear Yard Setback Adjacent to Non-Residential or Multifamily Residential Use [3][4][5]	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 and Rear Yard Setback Adjacent to Single-family Residential Use [3][4][5][6]	25 (1 story); 50 (2 story); 75 (3 story+)	25 (1 story); 50 (2 story); 75 (3 story+)	25 (1 story); 50 (2 story); 75 (3 story+)

Encroachment Over Sidewalk (Awnings/Bay Windows/Upper Floor)

Standard *	NMC, CMC, and CMZ
Front	Three-foot max., with eight-foot min. height clearance from top of sidewalk

Building Height (ft.)

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Standard *	NMC	CMC	CMZ
Maximum Building Height	55 (4-5 stories)	75 (6-7 stories)	55 (4-5 stories)

Minimum Landscaping Requirements

Standard *	NMC	CMC	CMZ
Landscape Coverage [7]	20%	20% (residential) 10% (other)	20%
Street Tree Spacing (On Center, In Feet)	30	30	30

Waste Enclosures and Loading Docks

Standard *	NMC, CMC, and CMZ
Minimum Setback for Waste 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-foot minimum, eight-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 approved by the Zoning Administrator.

Table 5.17 Footnotes

*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 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 one-half 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.

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~~[3] 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 10-foot rear or interior side yard setback shall be provided. The entire 10-foot 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 five 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-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, recreational, or agricultural-residential zones, 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~~

~~[AMENDED 12-01-2017][AMENDED 01-12-2019]~~

~~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 5.17 and/or determined by taking the average of the front yard setbacks of adjacent buildings on the same or adjacent blocks. Zero-foot setback~~

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~~reductions may also be permitted in the zoning districts identified in Table 5.17 during Design Review, subject to compliance with required public utility easements.~~

~~b. Commercial uses in the NMC zone 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.~~

~~a. On-street parking may count toward satisfying off-street parking requirements for retail uses and visitor parking spaces at a 1:1 ratio.~~

~~b. Developments that provide alternative facilities or programs which serve to reduce parking demand or trips may receive a parking reduction, consistent with the standards in Section 5.9.5 and 5.9.6.~~

~~c. The residential portion of mixed-use developments, within one-quarter mile of an existing or planned transit stop, shall follow the parking requirements identified in Table 5.18 and parking reduction measures identified in Table 5.26. Required covered parking may be part of the unit, provided in parking structures, or located in designated parking areas. Shared parking with adjacent uses may be permitted for uncovered parking, as described in Figure 5-12. Refer to Section 5.9 for additional residential parking standards.~~

~~d. Mixed-use developments, providing shared parking on the same site or adjoining sites, served by common parking facilities, is encouraged and qualify for a shared parking reduction during Design Review, up to the maximums indicated in the sharing factor matrix in Figure 5-12 and the standards for shared parking in Section 5.9.7.C. The parking reduction is calculated by adding the total number of spaces required by each use or activity and multiplying that total by the reduction factor indicated in the matrix. When three or more functions share parking, the lowest reduction factor shall be used.~~

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

~~Figure 5-12 Parking Reduction Matrix~~

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Sharing Factor (% Reduction) Matrix

FUNCTION	Residential	Lodging	Office/Institutional	Retail/Entertainment
Residential	0	0	20	15
Lodging	0	0	25	20
Office/Institutional	20	25	10	15
Retail/Entertainment	15	20	15	15

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.

4. Streetscape Design and Character

a. Sidewalks. Sidewalks adjacent to a storefront shall be a minimum of eight 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.
   a. Where required, the sidewalk shall extend into private property to fulfill minimum sidewalk width requirements.
   b. All sidewalks shall have a minimum clear area of five feet and a minimum width of eight feet that is unobstructed by permanent or nonpermanent objects for the access of pedestrians and people with disabilities.
   c. The sidewalk shall also provide a minimum four-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 5.7.3.B.4.a.(ii). This area is intended for the placement of street trees and street furniture, including seating, streetlights, waste and recyclable receptacles, fire hydrants, traffic signs, newspaper stands, bicycle racks, planters, public utility equipment, and other similar pedestrian amenities.
   d. Outdoor dining areas may be located adjacent to the building and shall be a minimum of eight 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:
   a. In residential areas, projects shall comply with the street tree standards for multifamily residential development in Section 5.2.4.B.6.

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b. 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.
c. 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:
    a. Incorporating lower-intensity housing types (i.e. attached or detached townhomes, rowhomes, and duplexes, etc.) along a shared street frontage.
    b. Aligning roof top or first-story cornices to generally match those of adjacent buildings, when applicable.
    c. Providing required ground floor uses (including occupancy, build-to-lines, and glazing) that address the street.
    d. 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.
    e. 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.
    a. Providing building height transitions or step-downs. Height – maximum height; compatibility.
    b. Limiting exterior lighting to full cut off shielded fixtures and directing lights away from adjacent properties.
    c. Limiting sources of audible noise (i.e. heating and air conditioning units) from building facades that face lower-intensity uses.
    d. Arranging windows on new development so as to maintain privacy by avoiding direct lines of sight into adjacent homes.
    e. 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.

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f. 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.
   a. 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.
   b. 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.
   c. 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 stories above surrounding adjacent uses, unless appropriate building height transitions or step-downs are provided.
   d. Introducing new complete streets to promote pedestrian, bike, and vehicular access and connectivity to the surrounding centers and neighborhoods.
   e. 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.
   f. 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.
   a. Providing building height transitions or step-downs.
   b. Limiting exterior lighting to full cut off shielded fixtures and directing lights away from adjacent properties.
   c. Limiting sources of audible noise (i.e. heating and air conditioning units) from building facades that face lower-intensity uses.
   d. Arranging windows on new development so as to maintain privacy by avoiding direct lines of site into adjacent homes.

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e. 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.
f. 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 nose level of 45dB Ldn 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 45dB LRdnR 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

[AMENDED 09-10-2026]

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a. Waste Enclosures.
    a. All waste collection containers shall be located within an enclosed masonry area with a surrounding wall at least six feet high and no taller than eight feet in height, with an appropriate solid gate.
    b. Waste enclosure areas shall be designed to the County's latest stormwater quality source control design standards, including drains and covers, if required. Waste enclosures shall be adequately sized to accommodate commercial garbage, recycling, and organic material collection containers.
    c. Waste collection containers including garbage, recycling, and organics shall be adequately sized with appropriate frequency collection to provide for the waste generation needs of the business or residents, pursuant to SCC 6.20. Sizes of waste collection containers may vary by commercial franchise waste hauler.
    d. Waste enclosures and containers shall be located to allow functional use by occupants and safe collection by commercial franchise waste haulers.
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 SCC 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 SCC relating to Unauthorized Use of Shopping Carts.

11. Outdoor Merchandise Displays

[ADDED 01-12-2019][AMENDED 09-10-2026]

Within the buildable area of a lot, material, goods, furniture, and appliances, normally used out of doors, which are sold on site, may be allowed to be displayed outdoors during hours of operation when accessory to a permitted use. Displays may be allowed within required setback areas adjacent to roadways with the issuance of a Minor Special Development Permit; however, displays must maintain a minimum 25-foot setback. Displays shall not block vehicular or pedestrian pathways or be located in required parking or landscaped areas.

12. Outdoor Storage

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~~[ADDED 01-12-2019]~~

~~Within the buildable area of a lot in the Mixed Use zones, the outdoor storage of goods, if new or in good repair, may be allowed if completely screened from view in accordance with Section 5.2.5.D, "Commercial and Industrial Fences." Such storage must be accessory to a permitted use and shall not block vehicular or pedestrian pathways or be located in required parking or landscaped areas.~~

~~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 it's 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.~~

DRAFT

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 Section 5.7.4.A. 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 zone, including development standards in this Code, unless otherwise approved;

DRAFT

~~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.

No changes.

5.9. OFF-STREET PARKING

[AMENDED 09-09-2022]

5.9.1. General Provisions

No changes.

5.9.2. Vehicle Parking Requirements

[AMENDED 09-09-2022]

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

[AMENDED 12-01-2017] [AMENDED 09-09-2022] [AMENDED 07-11-2024]

DRAFT

Vehicular parking requirements for residential uses are provided in Tables 5.18. See Section 5.9.5 for parking reduction allowances.

Table 5.18 Vehicle Parking Amounts for Residential Uses [1]

[AMENDED 09-09-2022] [AMENDED 07-11-2024] **[AMENDED XX-XX-XXXX]**

Residential Use	Minimum Parking Amounts
Single-Family, Detached; Single-Family, Attached ~~density of less than 10 units per acre; Duplex or Halfplex~~	2 spaces per dwelling unit (DU)
Neighborhood-scale Multiunit	**1 space per DU**
Multifamily Dwelling Project, Non-Age Restricted; ~~Single-Family Attached, density of 10 units per acre or greater~~	Studio/One Bed**/Two Bed**: 1 space per DU ~~Two~~**Three** + Bed: 2 spaces per DU Visitor [3]: 0.5 spaces per DU
Multifamily Dwelling Project, Age Restricted	0.5 spaces per DU (fully improved); 0.5 spaces per unit overflow or future parking reserve [2]; Visitor[3]: 0.5 spaces per DU
Mobile Home Park	Two spaces for each travel trailer and mobile-home space, plus one additional guest space for each eight mobile-home spaces within the park
Group Living Facilities [4]	One space for every two occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the California Building Standards Code (CBS), except that fraternity or sorority houses and dormitories located within one-half mile of the property line of the institution they use shall provide at least one parking space for every four occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the CBS.
Residential Unit Used As Residential Care Home	Two spaces per dwelling unit, plus one additional space for every six adults receiving care in the home.
Residential Unit Uses as Family Day Care Home	The number of spaces as required for the dwelling unit type as provided for in Table 5.18.
Residential Unit Used As Foster Home	Two spaces per dwelling unit, plus one additional space for every 10 or more persons receiving care in the home.
Emergency Shelter and Low Barrier Navigation Centers	Minimum of one space for every staff person.

DRAFT

[1] Motorcycle and bicycle parking spaces shall also be required and provided in accordance with Sections 5.9.8. and 5.9.9., respectively.

[2] Overflow parking shall be used for additional parking for peak demand periods, i.e., Christmas, Easter, Mother's Day and other major religious or secular holidays, while maintaining a landscaped atmosphere with usable open space. Overflow parking shall be 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.

[3] Visitor parking may be satisfied with on-street parking spaces on the property or on adjacent street frontages, at a 1:1 ratio.

[4] This category includes Boarding Houses, Fraternity or Sorority Houses, Dormitories, and similar.

Table 5.19

[DELETED 09-09-2022]

5.9.2.B. - 5.9.2.D.

No changes.

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.

No changes.

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. *No changes.*
2. **Back out Parking.** Parking areas for commercial, industrial, and multiple family residential uses, not including ~~duplexes~~ **neighborhood-scale multiunit** and single-family residences, shall be designed so that vehicles are not permitted to back out of the parking area onto

DRAFT

a public street, enter and exit a facility or lot without reentering a public right-of-way, or make other hazardous turning movements.

3. -4. *No changes.*

5.9.3.C. - 5.9.3.E.

No changes.

5.9.3.F. Specific Standards for Residential and Mixed-Use Projects with Residential

[AMENDED 09-09-2022] [AMENDED 1-13-2022][AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

1. Applicability.

In addition to the general standards of Sections 5.9.3 and 5.9.4, all residential and mixed-use projects with residential must follow the standards of this Section, as applicable.

2. Single-Family~~, and Duplex/Halfplex~~ and Neighborhood-Scale Multiunit Residential Development.

Areas used for vehicle parking for single-family detached**,** ~~or duplex/halfplex~~ **and neighborhood-scale multiunit** ~~units~~**projects** shall be governed by this Section. Single-family attached projects shall utilize the standards of Section 5.9.3.F.3.

a. - g. *No Changes.*

3. Multifamily and Mixed-Use Projects

Table 5.25 Parking Size, Location, and Configuration Standards for Multifamily Residential and Residential Portion of Mixed-Use Projects

[AMENDED 1-13-2022][AMENDED 09-10-2026]

This table has been split into multiple tables to comply with accessibility requirements. The following ~~three~~ **two** tables shall all be referred to as a part of Table 5.26.

~~**Parking Space Coverage and Assignment**~~

~~**Standard**~~	~~**Minimum Requirement**~~
~~General~~	~~- One parking space per unit shall be covered (carport or garage). As part of the Design Review or Development Plan Review, exceptions may be approved for affordable housing projects.~~

DRAFT

	~~- Permanent, assigned spaces must be standard spaces, a minimum of nine-foot wide by 19-foot long.~~
~~Multifamily Rental - Assignment~~	~~One space per unit shall be assigned.~~
~~Multifamily Ownership~~	~~- One parking space per unit shall be supplied by a single enclosed garage.~~ ~~- Automatic garage door required.~~

Garage and Driveway Dimensions

Standard	Minimum Requirement
General Size - If Provided	Minimum interior dimension of garages shall be 10 feet wide and 20 feet deep. Reductions in length and/or area of up to 10% of the standard may be considered administratively, if project demonstrates proposed garage will accommodate at least one standard sized vehicle.
Driveway Dimensions	When a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet. When opening into an internal drive, the driveway shall be a minimum of 10 feet.

Parking Location

Standard	Minimum Requirement
~~Parking Space Visibility - Multifamily Ownership~~	~~Condominiums, townhouses, or similarly owned units where certain parking spaces are deeded, granted by easement, or otherwise permanently 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.~~
Compact Spaces	Up to 50% of unassigned spaces may be compact spaces. Unassigned standard and compact spaces shall be evenly distributed throughout the project.
Parking Area Separation	Parking and paving directly touching against residential buildings shall be avoided. Minimum requirements for planters between residential buildings and parking areas are provided in Section 5.2.4.F, Table 5.2.
Tuck Under Parking	Permitted, provided that direct access to tuck under stalls is provided from a private driveway, alley, or street (public or private) with a design width of 32 feet or less pursuant to the Sacramento County Department of Transportation's Improvement Standards.
Parking Location - Multifamily Residential or Mixed-Use Development	At least one 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. For Mixed-Use Developments, surface parking for commercial uses shall be located to the side or behind buildings, when feasible, and is discouraged at street corners,

DRAFT

	and in the front setback, but may be permitted subject to approval by the County at the time of Design Review.
Tandem Parking - Residential Unit Used As Family Day Care Home	Permitted per the standards of Section 5.9.3.D.1.
Tandem Parking - Multifamily Residential or Mixed-Use Project	Permitted subject to the following conditions: 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 feet in width by 34 feet in length.
Off-site Parking Criteria	Per the standards of Section 5.9.7.A.
Parking Lot Screening	Per the Standards of Section 5.9.4.F.

5.9.4.

[AMENDED 09-09-2022][AMENDED 09-10-2026][**AMENDED XX-XX-XXXX**]

5.9.4.A. Drainage and Stormwater Quality Facilities

No changes.

5.9.4.B. Surfacing Requirements

1. *No changes.*
2. Parking areas using porous pavements, excluding single-family dwellings or **neighborhood-scale multiunit** ~~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. *No changes.*

5.9.4.C. - 5.9.4.J.

No changes.

5.9.5. - 5.9.8.

DRAFT

No changes.

5.9.9. Bicycle Parking Requirements

5.9.9.A. Bicycle Parking Facility Classifications

No changes.

5.9.9.B. Minimum Bicycle Parking Requirements

[AMENDED 07-16-2020]**[AMENDED XX-XX-XXXX]**

Bicycle parking spaces shall be provided in compliance with the minimum requirements in Table 5.29 and the standards in Section 5.9.9.C.

Table 5.29 Bicycle Parking Facility Requirements [1]

Use	Long-Term Bicycle Spaces	Short-Term Bicycle Spaces	Long-Term Bicycle Parking Facility Class	Short-Term Bicycle Parking Facility Class
All commercial, mixed-use, and service uses not otherwise listed	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two 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	One bicycle space for every 50 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Industrial	One bicycle space for every 50 vehicle spaces required or two spaces	Two Spaces	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Office and institutional uses within	One bicycle space for every 30 vehicle spaces	One bicycle space for every 60 vehicle spaces	Class I lockers, or Class II racks in an	Class II or Class III racks

DRAFT

commercial and industrial zoning districts	required or two spaces, whichever is greater	required or two spaces, whichever is greater	enclosed lockable area	
Institutional uses in other zoning districts	[2]	[2]	[2]	[2]
Multiple Family	~~For multifamily housing, a minimum of one bicycle parking space per unit shall be provided on-site, with guest bicycle parking spaces provided at one space per 10 units on-site.~~ **25 percent of required vehicle spaces, minimum 2 bicycle parking spaces**	~~For multifamily housing, a minimum of one bicycle parking space per unit shall be provided on-site, with guest bicycle parking spaces provided at one space per 10 units on-site.~~ **One space per 10 required long term bicycle spaces.**	Class I or Class II racks**; for developments with greater than 30 dwelling units, at least 25 percent of long term bicycle parking shall be Class I lockers** ~~shall be located close to and with direct access to multifamily building entries. Bicycle parking for guests shall be clustered in common areas for easy convenience~~.	Class I or Class II racks ~~shall be located close to and with direct access to multifamily building 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 50 percent.

[2] Bicycle parking shall be determined at the time of issuance of a Conditional Use Permit, but shall require a minimum of two long-term (Class I lockers, or Class II racks in an enclosed lockable area) and two short-term (Class II or Class III) spaces. For institutional uses that do not require a Use Permit the requirements for institutional uses in commercial zoning districts shall apply.

5.9.9.C. Design Standards

No changes.

5.9.10.

No changes.

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5.10. SIGN REGULATIONS

No changes.

5.11. FINDINGS FOR PROJECTS IN FLOOD HAZARD ZONES

No changes.

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Chapter 6: Administration

Sacramento County Zoning Code

Chapter 6: Administration

6.1. GENERAL PROVISIONS

6.1.1. - 6.1.2.

No changes.

6.1.3. Appeals

No changes.

6.1.3.A. Notice of Appeal

[AMENDED XX-XX-XXXX]

Appeals of determination or actions of the officers or agencies mentioned in this Section may be taken by filing written notice thereof with the Secretary of the Planning Commission not later than 10 calendar days after the day on which the act or determination appealed from was made. A filing fee set by resolution of the Board of Supervisors shall accompany the Notice of Appeal. In computing the time within which the Notice of Appeal shall be filed, the day on which the act of determination was made shall include the next working day. The 10-day period for filing the notice of appeal shall not be waived.

No filing fee shall be required if the appeal is filed by a Community Planning Advisory Council (CPAC), and if there is a community-wide interest in the appeal. ~~The appeal shall be filed within the timeframe specified by this Chapter; however, a CPAC may preauthorize an appeal at the time of the original action.~~ **For a CPAC appeal of a residential project (includes single-family, multifamily, and mixed use with a residential component): the standard appeal fee is required as provided in the adopted fee schedule; or, alternatively, the fee may be waived if all the following occur:**

1. **The CPAC votes unanimously to recommend denial of the project;**
2. **The CPAC votes unanimously, at the same meeting as the first action, to pre-authorize the appeal; and**

DRAFT

3. **The CPAC Chair meets with the Board member representing the affected district to discuss reasons for the appeal prior to the hearing before the final decision making body (not the appeal hearing).**

The appeal form must specify the community-wide interest. Community-wide interest means that the project could potentially adversely affect properties beyond the immediate neighborhood (properties within 500 feet), in terms of traffic, noise, aesthetics, drainage, or other impacts. In addition, the project would set a precedent for a use of land that has policy implications for the larger community.

6.1.3.B. - 6.1.3.C.

No changes.

6.1.3.D. Board of Zoning Appeals

1. **Jurisdiction.** The Board of Zoning Appeals shall hear and decide all appeals from the actions of the Zoning Administrator, Chief Building Inspector~~,~~ **or** Planning Director~~, or Secretary of the Planning Commission~~ relating to the provisions of this Code. However, the appeal shall be heard by the Board of Supervisors if it is filed on the basis of any of the following.
    1. The action appealed may have a significant effect upon the environment, or
    2. An Environmental Impact Report has not been prepared or is deficient in any manner; or
    3. A decision of the decision-makers named in this Section relates in any manner to an adult bookstore, adult motion picture theater, adult live theater, or an adult video tape store.
2. **Hearings.** Upon receipt of a Notice of Appeal of a decision or act to be heard by the Board of Zoning Appeals, the Secretary of the Planning Commission shall **schedule the hearing within 30 days. This shall not be construed to require the hearing to occur within 30 days.** ~~set the same for hearing not later than the next regularly scheduled meeting following 30 days after the date the Notice of Appeal was received.~~
3. *No changes.*

6.1.3.E. Planning Commission Appeals

No changes.

6.1.3.F. Board of Supervisors

DRAFT

1. **Appeals.** The Board of Supervisors shall hear all appeals from the actions of the Planning Commission. Upon receipt of a notice of appeal of a decision of ~~either~~ **the** Planning Commission, the Secretary shall transmit to the Clerk of the Board of Supervisors all records relating to the appeal. ~~The Clerk of the Board of Supervisors shall set a date for a public hearing before the Board of Supervisors, not later than 30 days following the date the Notice of Appeal was received.~~ **The Clerk of the Board of Supervisors shall schedule the hearing within 30 days. This shall not be construed to require the hearing to occur within 30 days.**
   Notice of the hearing shall be given as provided in the User Guide, provided however, where the matter being appealed is a recommendation by the Planning Commission against the adoption of an amendment of this Code to change property from one zoning district to another the only notice given shall be the notice required by CA GOV §65854 unless additional notice is directed by the Board of Supervisors.
   In addition to any other matters set forth in the notice, the notice of the hearing shall contain the following statement:
   "The decision of the Board of Supervisors shall be final for all purposes unless a court review thereof is commenced within 30 days after such a decision becomes final."

2. *No changes.*

6.1.3.G. Limitations of Actions

No changes.

6.1.4. Fees

6.1.4.A. – 6.1.4.D.

No changes.

6.1.4.E. Determination of Land Use Type Table For Fees

[AMENDED XX-XX-XXXX]

4. The land use zoning districts listed in Table 6.1 shall be included within the corresponding land use type listed in the Table and such land use types shall be used for all purposes, specified pursuant to Chapter 16.87 of the SCC, including establishing, paying, and collecting roadway fees and transit fees.

   Special Planning Area Land Use Zone (SPA) and Combining Land Use Zoning Districts shall be included within the land use types in this Section as designated by the Planning

DRAFT

Director, who shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed in the areas within the SPA or Combining Zoning Districts.

Table 6.1 Land Use Types Corresponding to Zoning Districts

Land Use Type	Zoning District
Single-family Residential	AR-10 through RD-7 and RM-2
Multiple Family Residential	RD-10 through RD-40
Commercial ~~and Mixed-Use~~	GC, LC, C-O~~, NMC, CMC, CMZ~~
Business and Professional Office	BP
Industrial	M-1, M-2
Industrial/Office Park	MP

Uses allowed by Conditional Use Permit in any of the zoning districts described in this subdivision shall be included within the land use types in Table 6.1 as designated by the Planning Director, instead of being included on the basis of the underlying land use zoning district in effect on the parcel of property. The Planning Director shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed by the Conditional Use Permit.

5. In any land use zoning district specified in subdivision (a), no building permit shall be issued (and no improvement plans for a mobile home park shall be approved) until the roadway fees and transit fees are paid as required by Chapter 16.87 of the SCC.

6.1.5. Lapse of Permits Generally

6.1.5.A. – 6.1.5.E.

No changes.

6.1.5.F. Effectuating Actions

[AMENDED XX-XX-XXXX]

The following actions effectuate approvals issued pursuant to this Chapter:

1. *No changes.*
2. Issuance of a grading permit **or approval of improvement plans** by County Engineering.

DRAFT

3. Recordation of a final map to the satisfaction of the County Surveyor.
4. For approvals that do not require a building permit**, improvement plans,** or grading permit, the issuance of a business license by the Department of Finance.
5. -6. *No changes.*

6.1.6. Amendments To An Entitlement

No changes.

6.2. - 6.3.

No changes.

6.4. SPECIAL PERMITS

6.4.1. - 6.4.5.

No changes.

6.4.6. Special Development Permits

[AMENDED 09-09-2022]

6.4.6.A. - 6.4.6.C.

No changes.

6.4.6.D. Decision Authority and Approval Criteria

[AMENDED 09-09-2022][AMENDED 09-10-2026] **[AMENDED XX-XX-XXXX]**

1. The appropriate authority may issue a Special Development Permit to allow deviations from any development standard in this Title. To grant a Special Development Permit, the appropriate authority shall find and record in writing that the establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. Approval authority for review and decisions on Special Development Permits is as summarized in Sections 6.4.6.D.1.a through 6.4.6.D.1.e.

DRAFT

a. **Minor.** The Planning Director and **their** ~~his/her~~ designee shall be the appropriate authority to hear and decide applications for a Special Development Permit for requests enumerated in subsection 6.4.6.D.a.i. and as otherwise specified in this Code. Minor Special Development Permits (SPMs) do not require a public hearing or review by CPACs. An SPM for a Multifamily Residential project shall be processed concurrently with any other entitlement required for the project.

i. Up to two deviations from Multifamily Residential development and design standards except as specified below, subject to the findings listed in subsection 6.4.6.H.6. A deviation shall be a request to reduce or modify one development or design standard, such as but not limited to: one property line setback, landscaping planter width, building orientation, open space requirement, architectural elements, increase in height, etc.

1. Deviations requested under an SPM may not exceed 25% of the required standard. ~~, except as provided in subsection 2 below. [For example, the maximum deviation from the front yard requirement of 20 feet would be five feet (15-foot front yard).]~~ Any fractions shall be rounded down to the closest whole number.
~~Setbacks and height allowances for projects adjacent to or within Low Density Residential zones (AG, AR, and RD-1 through RD-10) may be modified in compliance with Table 6.3.~~
2. If a project of five or more new units includes Housing for Special Needs Groups, one additional deviation may be considered under an SPM as well as density increases as defined in Section 6.4.6.G.
3. Reductions in multifamily residential parking space requirements are covered by Section 5.9.5.C. Requests to further reduce required multifamily residential parking spaces are not permitted under an SPM and must be reviewed at the Zoning Administrator level.

ii. Deviations from an applicable single-family or neighborhood-scale multiunit development standard, such as, but not limited to, required setbacks, height increases, open space requirements, and parking requirements.

1. Deviations requested under an SPM shall not exceed 25% of the required standard. Any fractions shall be rounded down to the closest whole number.

~~Table 6.3 Minimum Setbacks and Maximum Height With an SPM for Attached Multifamily Adjacent to or within LDR Zoning District [1]~~

DRAFT

~~Development Standard~~	~~Requirement~~
~~Minimum Front Yard [2]~~	~~15 ft. (Without a PUPF) /19 ft. (With PUPF)~~
~~Minimum Side Street Yard [2]~~	~~11 ft. (Without a PUPF) /15 ft. (With PUPF)~~
~~Minimum Interior Side and Rear Yard - one story~~	~~15 ft.*~~
~~Minimum Interior Side and Rear Yard - two story~~	~~25 ft.*~~
~~Minimum Interior Side and Rear Yard - three story~~	~~37 ft.*~~
~~Minimum Interior Side and Rear Yard - four story (only allowed when Adjacent to arterial/major collector)~~	~~37 ft.*~~
~~Maximum Height~~	~~50 ft. and three stories~~

~~*No encroachments of stoops, porches, balconies, enclosed patios, or similar attached structures may project beyond this reduced setback except as follows: eave overhangs of up to two feet, flatwork and decks less than 12 inches in height (from natural grade) and patio knee walls less than four feet in height used to delineate personal space so long as minimum landscape buffers are maintained.~~

~~[1] Under the provisions in this table, no more than two deviations may be requested under an SPM unless providing Housing for Special Needs Groups where one additional deviation may be approved under an SPM. For example, deviation to both interior side property lines and rear property line (or Front or Side Street Yard) would be considered two deviations.~~

~~[2] Must be located outside of any recorded easements and at least 10 feet from ultimate County Right-of-Way.~~

~~[3] Multistory buildings may be stepped-back to achieve minimum setback requirement for upper stories (see Figure 5-11).~~

b. **Zoning Administrator.** The Zoning Administrator shall be the appropriate authority to hear and decide applications for a Special Development Permit, except as otherwise specified in this Code.

~~c.~~ **Planning Commission.** The Planning Commission shall be the appropriate authority to hear and decide all applications for a Special Development Permit for the requests enumerated **herein or as otherwise specified in this Code.** ~~in subsection 6.4.6.c.i. through iv., except as otherwise specified in this Code.~~

~~Deviations from height standards for commercial and industrial buildings.~~

i. Deviations from the 100-foot setback for multistory commercial and industrial buildings adjacent to single-family residential.

ii. Density bonuses unless permitted per Sections 6.4.6.G and/or 6.5.4.

d. - e. No changes.

6.4.6.E. - 6.4.6.F.

DRAFT

No changes.

6.4.6.G. Density Bonuses and Intensity Increases

[AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

Development shall not exceed a land use density, which conforms to the requirements of the zoning district in which the project is located, except that the hearing authority may permit increased densities over the maximum permitted by the zoning district, as listed in subsections 6.4.6.G.1through 3.

1. **Housing Incentives for Special Needs Groups.** Density increases of up to 15 percent of permitted density may be approved through a Minor Special Development Permit pursuant to Section 6.4.6.D, for projects that meet the following requirements.

    a. The project is a multifamily or mixed-use development with five or more new units located in a high density residential~~, mixed-use~~ or commercial zoning district.

    b. -c. *No changes.*

2. -5. *No changes.*

6.4.6.H. Types of Findings

[AMENDED 12-01-2016][AMENDED 05-11-2018][AMENDED 12-20-2019][AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

1. -6. *No changes.*

7. **Deviation from Maximum Height. In addition to the general findings in Section 6.4.6.H.1., the appropriate authority shall not issue a Special Development Permit to deviate from maximum height standards, unless the appropriate authority makes the following findings. The following findings shall not be required for freestanding flag poles, communication facilities and uses (as provided in Table 3.1), structures supporting agricultural uses, or customarily incidental support structures with less than a 1,600 square foot base that occupies less than 15 percent of the area of the subject property:**
    a. **There are no substantial adverse effects related to the proposed deviation from maximum height; or the adverse effects identified in analysis of the proposed project have been adequately mitigated through incorporated design features. Potential design features that mitigate a project's adverse effects may include, but not limited to, larger yards, landscaping, material selection,**

DRAFT

window/balcony placement, unique massing, and monitoring/security technology. The appropriate authority shall consider the following in their analysis:

i. **Effects on adjacent parcels related to, as applicable, glare, reflected heat, and shadows of the proposed building;**
ii. **Zoning and existing use of contiguous parcels;**
iii. **Elevation and topography of the subject and contiguous parcels;**
iv. **The height and number of stories of any structures on contiguous parcels; and**
v. **The undesirable effect for a higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.**

b. **The proposed structure does not exceed 75 feet in the RD-1 through RD-25 zones.**

6.4.6.I. - 6.4.6.J.

No changes.

6.5. - 6.7.

No changes.

6.8. State Legislation

6.8.1. Purpose

No changes.

6.8.2. Residential Legislation

6.8.2.A. – 6.8.2.B.

No changes.

6.8.2.C. Middle Class Housing Act (2022)

[AMENDED XX-XX-XXXX]

1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.

DRAFT

2. In the commercial, ~~mixed-use,~~ C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4) are permitted by right.

6.8.2.D. Affordable Housing and High Road Jobs Act (2022)

[AMENDED XX-XX-XXXX]

1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.
2. In the commercial, ~~mixed-use,~~ C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 - §65912.105, §65912.110 - §65912.114, §65912.120 - §65912.124, and §65912.130 - §65912.131), shall be permitted by right.

6.8.2.E. – 6.8.2.F.

No changes.

6.8.3. Institutional and Commercial Legislation

6.8.3.A. Community Clinics (2024)

[AMENDED XX-X-XXXX]

Community clinics, as defined in Chapter 7.3, are permitted by right in all zones where office, retail, health care, or parking are a principally permitted use. As such, in the C-O, ~~mixed-use,~~ commercial, and industrial zoning districts, community clinics are permitted by right. Community clinics shall be subject to development standards applicable for commercial uses.

6.8.3.B. Hydrogen Fueling Stations (2024)

No changes.

6.8.4. Industrial Legislation

No changes.

DRAFT

Chapter 7: Definitions and Acronyms

Sacramento County Zoning Code

Chapter 7: Definitions and Acronyms

7.1. - 7.2.

No changes.

7.3. CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter Three, Use Regulations.

Only terms being modified by this Zoning Ordinance Amendment are shown below.

Adaptive Reuse

[ADDED XX-XX-XXXX]

The reuse or conversion of an existing building for a purpose other than that for which it was originally built or designed. Adaptive reuse includes but is not limited to the conversion of existing non-residential buildings to multifamily uses.

Dwelling, Duplex

[AMENDED 07-16-2020] [AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

~~A duplex is a building designed for occupancy by two households living independently of each other, each in a separate dwelling unit, on one lot.~~ **A development consisting of a single building on a single lot that is designed and intended for occupancy by two households living independently of each other, each in a separate dwelling unit. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances.**

Dwelling, Single-family Attached

[AMENDED 07-16-2020][AMENDED 09-09-2022]**[AMENDED XX-XX-XXXX]**

An attached dwelling unit entirely within a separate, privately owned lot. Examples include rowhomes, townhomes, **and halfplexes,** ~~or cluster developments~~. The lot may be located within a common lot owned by the project homeowners association. The property line describing the

DRAFT

townhouse lot must follow the common wall of adjoining units and the outer edge of the unit's exterior walls, but may extend outward to include patios, detached garages, entry areas, parking spaces, and similar features.

Dwelling, Triplex/Fourplex

[ADDED XX-XX-XXXX]

A development on a single lot consisting of three or four dwelling units intended for occupancy by three (triplex) or four (fourplex) households living independently of each other, each in separate units. A triplex shall consist of three attached units attached to each other. A fourplex may be developed as four attached units attached to each other or a cluster development of two buildings each with two attached units attached to each other. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances.

Dwelling, Multifamily ~~Multiple Family~~

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

A development on a single lot consisting of five or more ~~A building on a single lot that is designed and intended for occupancy by three or more~~ households living independently of each other, each in a separate dwelling unit, including apartments for rent (including apartments designated for transitional and/or supportive living) and condominiums. **The development may consist of a project composed of five or more dwelling units of any type within a single building or multiple buildings. For example, a complex consisting of 10 individually detached units will be classified under this use.** ~~Note: If a project includes three or more dwelling units of any type on one lot, it may be considered a Multifamily Project and shall utilize applicable development standards.~~ ~~This does not include Accessory Dwelling Units.~~ **Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances. Developments consisting of three and four units not otherwise classified under the definition of "Triplex/Fourplex Dwelling" shall be classified under this use.**

Neighborhood-Scale Multiunit

[ADDED XX-XX-XXXX]

Neighborhood-Scale Multiunit buildings include duplex (two unit), triplex (three unit), and fourplex (four unit) development types. Neighborhood-Scale Multiunit Projects are intended to match the scale of and complement existing single-family neighborhoods. Units counted

DRAFT

towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances

7.4. ACRONYMS

[AMENDED 09-10-2026]

Only acronyms being modified by this Zoning Ordinance Amendment are shown below.

Zones

[AMENDED 09-10-2026]**[AMENDED XX-XX-XXXX]**

~~**Mixed Use**~~

~~**NMC** - Neighborhood Mixed-Use Center~~

~~**CMC** - Community-Regional Mixed-Use Center~~

~~**CMZ** - Corridor Mixed Use~~

DRAFT

Title IV: Interim Zones

Adopted July 27, 1977
Amended March 3, 1979 & April 12, 1979 & June 7, 1979 & February 28, 1980 & July 10, 1980 & December 17, 1981 & July 22, 2015 & September 10, 2026 **& Month XX, YYYY**

Chapters 1-8

No changes.

Chapter 9: INTERIM COMMERCIAL ZONES

INTERIM AUTO COMMERCIAL ZONE (AC)

409-70. PURPOSE

No changes.

409-71. PERMITTED, CONDITIONALLY PERMITTED, AND PROHIBITED USES

Table IV-4 provides a list of uses explicitly permitted and conditionally permitted in the AC zone. If a use is not listed in Table IV-4, it shall be regulated by the use standards of the General Commercial (GC) zone in Section 3.2.5 of this Code. Within Table IV-4, listed uses shall only be subject to additional use standards provided in Chapter 3 of this Code if referenced in the "Use Standards" column.

If an AC zoned parcel is within a Commercial Corridor (COR) combining zone, the explicitly permitted and conditionally permitted uses in Table IV-4 shall take precedence over COR use standards. Regulation of AC (COR) zoned parcels should first refer to Table IV-4, then, if a use is not listed, the COR use standards in Chapter 4 of this Code, then, if such use is not listed in either zone's standards, the GC zone standards in Chapter 3 of this Code.

Table IV-4

No changes.

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409-72. DEVELOPMENT STANDARDS

All structures and uses in the AC zone must comply with the development standards for the General Commercial (GC) zone, as set forth in Chapter 5 of this Code. This includes, but is not limited to, standards for lots, signs, landscaping, and fencing.

If an AC zoned parcel is within a COR combining zone, development associated with uses as permitted in Table IV-4 shall be subject to development standards for the General Commercial (GC) zone as set forth in Chapter 5 of this Code. Development for any other uses shall be subject to the (COR) combining zone.

409-73. APPLICATION FOR REZONE TO AUTO COMMERCIAL

No changes.

INTERIM HIGHWAY TRAVEL COMMERCIAL ZONE (TC)

No changes.

DRAFT

An Ordinance Of The Board Of Supervisors Of Sacramento County, State of California, Amending Chapters 2 Through 7 And Title IV Of The Zoning Code Of Sacramento County

Page 125

EXHIBIT "B"
PLNP2025-00202 HOUSING AND INFILL ZONING CODE AMENDMENTS
ZONING CODE AMENDMENTS – CHAPTER 2 THROUGH 7 AND TITLE IV,
CLEAN VERSION

DRAFT

Version Control Note

*This Zoning Ordinance Amendment is being processed concurrently with the **Tiny Homes Zoning Ordinance Amendment** (PLNP2025-00139), which impacts sections also being amended by this Ordinance.*

The Tiny Homes Amendment adds Item A.15 to Table 3.1, Section 3.5.1.L, Section 5.4.9, and certain items to the definitions and acronyms list in Chapter 7. These changes are not reflected nor referenced within this amendment. It should be assumed that if the Tiny Homes Amendment is adopted, those sections and amendments are adopted irrespective of missing references within this amendment's strikethrough.

In case of any conflict between the Tiny Homes Amendment and this amendment, should both amendments be adopted, text provided within this amendment for Section 5.4.2.C, inclusive of Table 5.7.C, shall prevail.

DRAFT

Chapter 2: Zoning Districts

Sacramento County Zoning Code

Chapter 2: Zoning Districts

Any text with an italic yellow background is intended to be descriptive caption text only and will not be visible in the amended Code.

Unless otherwise specified, "XX-XX-XXXX" and "Month XX, YYYY" shall refer to the effective date of this Zoning Ordinance Amendment.

Amended Month XX, XXXX

2.1. GENERAL

2.1.1. - 2.1.3.

No changes.

2.1.4. Sequence of Zoning Districts

[AMENDED 09-10-2026] [AMENDED XX-XX-XXXX]

2.1.4.A. Intermediate Zoning District Classifications

Within each major Section of this Chapter, the zoning districts are listed in sequence for the purpose of determining the intermediate zoning district. The Planning Commission may recommend a zoning district classification to the Board of Supervisors intermediate to the existing zoning district and the zoning district classification sought by the applicant. The sequences in this Chapter are independent and are in the order of intensity, ranging from the least intense at the top of each sequence to the most intense at the bottom. The Planning Commission may recommend an intermediate zoning district classification between two zoning districts within a particular sequence, or may recommend a less intense zoning district in the sequence containing the zoning district advertised in the notice of public hearing. For example, RD-15 is intermediate to RD-20 and RD-30; BP is intermediate to GC; RD-30, however, is not intermediate to BP since the latter is in a different sequence from the advertised zoning district.

1. – 6. *No changes.*

2.1.4.B. Nonintermediate Zoning Districts

No changes.

2.1.5. Abbreviations

No changes.

2.2. COMPREHENSIVE ZONING PLAN

No changes.

2.3. COMBINING ZONE DISTRICTS

[AMENDED XX-XX-XXXX]

2.3.1. Purpose

No changes.

2.3.2. Table of Combining Zone Districts

The following are the combining zone districts for Sacramento County:

TABLE 2.1 TABLE OF COMBINING ZONING DISTRICTS

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

DRAFT

Zoning District Name	Abbreviation	Purpose and District Summary
Flood Combining	F	This zoning district is combined with the base zoning district and applies to those areas designated as subject to flooding in the event of a 100-year flood upon a recommendation by the Sacramento County Department of Water Resources. Any new or altered building designed for human habitation must have its first floor elevated as required by the Sacramento County Floodplain Management Ordinance.
Commercial Corridor Combining	COR	This zoning district is combined with a base zoning district to encourage dense, walkable, and transit-oriented infill development and adaptive reuse along the County's commercial corridors.
Natural Streams Combining	NS	This zoning district is combined with a base zoning district and is used to regulate property along the designated Natural Streams provided in Chapter 4.
Neighborhood Preservation Area Combining	NPA	This zoning district is combined with the base zoning district and provides a means by which regulations may be provided to supplement or modify the provisions in the basic zoning districts as necessary to preserve existing unique characteristics. An NPA zoning district may be combined with any other zoning classification.
Parkway Corridor Combining	PC	This zoning district is combined with the base zoning district and applied to property in areas on which uses may affect the aesthetics of the American River Parkway. This combining zoning district has been established to limit uses that visually impact the parkway. Recently, the bluff areas have begun to erode significantly and the combining zoning district contains development standards to provide safety for developments occurring near the tops of the bluffs.

DRAFT

2.4. – 2.7.

No changes.

2.9. COMMERCIAL ZONING DISTRICTS

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

2.9.1. General Purpose

The Commercial zoning districts are established to promote and protect the public health, safety, and general welfare and are adopted for the following purposes:

- To provide sufficient space, in appropriate locations in proximity to residential areas, for retail development catering to the regular shopping needs of nearby residents, with due allowance for the need for a choice of sites.
- To provide appropriate space for retail developments which incorporate safe internal vehicular circulation, attractive walkable internal networks, community connectivity/access, streetscape compatibility, and sufficient off-street parking.
- To provide appropriate zoning designations to encourage the clustering of commercial uses of similar intensities and character.
- To provide for and allow a mixture of residential and compatible nonresidential uses on one or more parcels as an integrated development. These zoning districts serve as the unincorporated area's "mixed-use" zones.
- To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust, and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
- To promote stability and sustainability of commercial development, to strengthen the economic base of the County, to protect the character of the zoning district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- To promote attractive landscaping that contributes to the community's health, image, pedestrian safety, access and comfort.
- To advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care, and community services.
- To provide safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods, particularly those urbanized neighborhoods located within one-half mile of a transit priority area.

2.9.2 Table of Commercial Zoning Districts

No change.

2.10. INDUSTRIAL ZONING DISTRICTS

No change.

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Chapter 3: Use Regulations

Sacramento County Zoning Code

Chapter 3: Use Regulations

3.1. PURPOSE AND ORGANIZATION

No change.

3.2. TABLES OF ALLOWED USES

3.2.1. - 3.2.4.

No change.

3.2.5. Allowed Uses in All Zoning Districts

[AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

DRAFT

Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.1
Allowed Primary Uses Table

Amended June 22, 2017 & December 1, 2017 & January 12, 2019 & July 16, 2020 & February 25, 2021 & September 9, 2022 & June 6, 2024 & July 4, 2024 & July 11, 2024 & September 10, 2026 & Month XX, YYYY

For the Interim Mobilehome Park (RM-1), Interim Residential Estate (RE-1/RE-2), Interim Auto Commercial (AC) and Interim Travel Commercial (TC), zones, see Title IV for full standards. For all uses, the Interim Shopping Center (SC) zone defers to LC.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Agricultural	A	General / Commercial Agricultural Uses	P	P	P	P	UPZ	UPZ	N	N	N	N	P	UPZ	UPZ	N	N	N	P	P	P		3.4.1
Agricultural	B	Agricultural Equipment Repair, Maintenance and Manufacturing	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ		N/A
Agricultural	C	Agricultural Supplies and Services	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P		3.4.13
Agricultural	D	Primary Processing of Agricultural Products, Excluding Industrial Hemp	UPZ	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	[1]	3.4.3
Agricultural	E	Commercial Beekeeping	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.4.2
Agricultural	F	Non-Commercial Beekeeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.4.2
Agricultural	G	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Agricultural	H	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Agricultural	I	Feedlot	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.4.3
Agricultural	J	Hog Farm	P	P	P	P	P	N	N	N	N	N	P	UPZ	N	N	N	N	N	N	N	[2]	3.4.4
Agricultural	K	Kill Floor	UPZ	N	N	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.4.5
Agricultural	L	Stables and Corrals	P	P	P	P	P	P	N	N	N	N	P	P	N	N	N	N	N	N	N		3.4.6
Agricultural	M	Road-side Crop Sales																					N/A
Agricultural	M.1	Field Retail Stand	P	P	P	P	UPZ	UPZ	N	N	N	N	P	P	N	N	N	N	N	N	N		3.4.7.D
Agricultural	M.2	Farm Stand	P	P	P	P	UPZ	UPZ	UPZ	N	N	N	P	P	N	N	N	N	N	N	N		3.4.7.E
Agricultural	M.3	Produce Stand	P	P	P	P	P	N	N	N	N	N	P	P	N	N	N	N	N	N	N		3.4.7.F
Agricultural	M.4	Agricultural Market	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.4.7.H

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Agricultural	M.5	Agricultural Urban Stand	N	N	N	N	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	[3]	3.4.7.G
Agricultural	N	Small Wineries/Specialty and Craft Breweries	P	N	N	P	UPZ	N	N	N	N	N	UPZ	N	UPZ	N	P	P	P	P	P		3.4.8
Agricultural	O	Large Wineries/Breweries	UPZ	N	N	N	N	N	N	N	N	N	UPZ	N	N	N	N	N	N	P	P		3.4.9
Agricultural	P	Food Processing Industry	UPB	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.4.10
Agricultural	Q	Water Impoundment, Constructed Lake/Pond	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		If in Delta: 3.4.11
Agricultural	R	Industrial Hemp	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P		3.4.12
Residential	A	Household Living Uses																					N/A
Residential	A.1	[DELETED XX-XX-XXXX]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Residential	A.2	[DELETED XX-XX-XXXX]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Residential	A.3	Dwelling, Multifamily	N	N	N	N	N	N	N	P	P	N	N	N	N	P	P	P	N	N	N	[11]	3.5.1.C
Residential	A.4	Dwelling, Triplex/Fourplex	N	N	N	N	N	N	N	P	P	P	N	N	N	P	P	P	N	N	N	[11]	3.5.1.H
Residential	A.5	Dwelling, Duplex	N	N	N	N	N	N	P	P	P	P	N	N	N	P	P	P	N	N	N		3.5.1.B
Residential	A.6	Dwelling, Single-family Attached	N	N	N	N	N	N	P	P	P	P	N	N	N	P	P	P	N	N	N		3.5.1.D
Residential	A.7	Dwelling, Single-family Detached	P	P	P	P	P	P	P	P	P	P	P	UPP	N	UPM	N	N	N	N	N	[15]	3.5.1.E
Residential	A.8	Dwelling, SB 9 Unit (Second Primary Dwelling)	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N		3.5.1.K
Residential	A.9	Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.5.1.F
Residential	A.10	Transitional Housing, Supportive Housing	P	P	P	P	P	P	P/UPZ	P/UPZ	P	P/UPM/UPZ	P	UPP	N	UPM/UPZ	P	P	N	N	N		3.5.1.G
Residential	A.11	Mobile Home Park	N	N	N	N	N	UPB	UPB	UPB	UPZ	P	N	N	UPZ	UPZ	UPZ	UPZ	N	N	N		N/A
Residential	A.12	Residential Care Home-6 or fewer in care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N		3.5.1.I
Residential	A.13	Residential Care Home-7 to 20 in care	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	UPZ	UPP	UPZ	P	P	P	N	N	N		3.5.1.I

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Residential	A.14	Condominium Conversions	N	N	N	N	N	UPP	UPP	UPP	UPP	UPP	N	N	N	UPP	UPP	UPP	N	N	N		3.5.1.J
Residential	B	Group Living Uses																					N/A
Residential	B.1	Boarding House	N	N	N	N	N	N	N	UPZ	P	N	N	N	UPZ	UPZ	UPZ	UPZ	N	N	N		N/A
Residential	B.2	Emergency Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N		3.5.2.A
Residential	B.3	Low Barrier Navigation Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N		3.5.2.A
Residential	B.4	Scattered Shelter – 10 or fewer clients	N	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N		3.5.2.B
Residential	B.5	Scattered Shelter – More than 10 clients	N	N	N	UPM	UPM	UPM	UPM	UPM	N	N	N	N	N	N	N	N	N	N	N		3.5.2.B
Residential	B.6	Farmworker Housing	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.5.2.C
Residential	B.7	Affinity Group Housing	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	P	N	N	N	UPP	UPP	UPP	UPP	N	N	N		N/A
Residential	B.8	Single Room Occupancy Unit	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P	N	N	N		3.5.2.D
Institutional	A.	Assembly Uses																					N/A
Institutional	A.1	Places of Worship or Other Religious Institution	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	N	P	P	P	P	P	UPZ	[5]	3.6.1.A
Institutional	A.2	Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	UPZ	UPM	P	P	UPM	P	P		3.6.0
Institutional	B	Educational and Cultural Uses																					N/A
Institutional	B.1	Art Gallery, Art Studio	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ	N	N	N	UPM	P	P	P	P	P	P		3.6.2.A
Institutional	B.2	College, University	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP		3.6.0
Institutional	B.3	School, Private	UPB	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	N	N	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.6.2.B
Institutional	B.4	School, K-12, Public	P	P	P	P	P	P	P	P	P	P	N	N	UPZ	P	P	P	UPZ	UPP	N		N/A
Institutional	B.5	School, K-12, Private	UPB	UPZ	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	N		3.6.0
Institutional	B.6	Training, Tutoring, or Testing Center (25 or less students)	UPB	UPZ	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPM	UPM	P	P	UPM	UPM	UPM	[7]	3.6.2.C
Institutional	B.7	School, Automobile Driving	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	UPM	UPM		3.6.2.D

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Institutional	C.	Government Uses																					N/A
Institutional	C.1	Government Uses and Facilities	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP		3.6.3.A
Institutional	D.	Parks and Open Space																					N/A
Institutional	D.1	Cemetery	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	N	UPP	UPP	N	N	N	N	N	UPP	UPP		3.6.4.A
Institutional	D.2	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		3.6.4.B
Institutional	D.3	Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N		N/A
Institutional	D.4	Wildlife Preserve	P	P	P	P	P	N	N	N	N	N	P	P	N	N	N	N	N	N	N		N/A
Institutional	D.5	Market Garden	N	N	N	N	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM		3.6.4.B
Institutional	E.	Social Care Uses																					N/A
Institutional	E.1	Ambulance Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P		N/A
Institutional	E.2	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Institutional	E.3	Day Care Center	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	P	UPP	UPP	UPZ	UPP	P	P	P	P	UPZ	UPZ		3.6.5.A
Institutional	E.4	Congregate Care Facility	N	UPP	N	UPP	UPP	UPP	UPP	UPP	UPM	UPP	UPP	UPP	P	UPP	P	P	N	N	N		3.6.0
Institutional	E.5	Hospital	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N		3.6.0
Institutional	E.6	Hospital, Convalescent	N	UPP	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	UPP	UPP	UPP	UPP	N	N	N		3.6.0
Institutional	E.7	Behavioral Health Center	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP	UPP	N	UPP	UPP		N/A
Institutional	E.8	Rehabilitation Center	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP	N	N	N	N	UPP	UPP	UPP	N	UPP	UPP		3.6.0
Institutional	F.	Utility and Public Service Facility Uses																					N/A
Institutional	F.1	Non-Electrical Utility Facilities and Infrastructure	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.A
Institutional	F.2	Electrical Utilities and Infrastructure	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB	UPB		3.6.6.B
Institutional	F.3	Solar Energy Facilities																					N/A
Institutional	F.3.a	Commercial I Solar Facilities	UPP	UPP	UPP	N	N	N	N	N	N	N	UPP	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.C
Institutional	F.3.b	Commercial II Solar Facilities	UPB	UPB	UPB	N	N	N	N	N	N	N	UPB	N	N	N	N	N	UPP	UPM	UPM		3.6.6.C
Institutional	F.4	Wind Turbine Facilities																					N/A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Institutional	F.4.a	Small Wind Turbines	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM		3.6.6.D
Institutional	F.4.b	Large Wind Turbines	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	N	UPP	UPP	UPP	UPP	UPP	UPP		3.6.6.D
Institutional	F.5	Battery Energy Storage System (BESS) Facility	UPB	N	UPB	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB		3.6.6.E
Institutional	G.	Communication Uses and Facilities																					N/A
Institutional	G.1	Wireless Communication Facilities (WCF)	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[15]	3.6.7.A.1
Institutional	G.2	Small Cell WCF – Attached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	[15]	3.6.7.A.2
Institutional	G.3	Small Cell WCF – Tower	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	[15]	3.6.7.A.2
Institutional	G.4	Eligible Facility WCF	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	[15]	3.6.7.A.3
Commercial	A.	Commercial Service Uses																					N/A
Commercial	A.1	Animal and Pet Services																					N/A
Commercial	A.1.a	Daytime Animal Services	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	UPP	N	N	UPZ	P	P	UPZ	UPZ	UPZ		3.7.2.A.1
Commercial	A.1.b	Animal Boarding	UPM	UPZ	UPM	UPZ	UPZ	UPZ	N	N	N	N	UPP	N	N	UPZ	UPZ	UPZ	N	UPM	UPM		3.7.2.A.2
Commercial	A.1.c	Veterinarian Animal Hospital	UPZ	UPZ	N	UPZ	UPZ	UPZ	N	N	N	N	UPP	N	N	UPZ	P	P	P	P	P		N/A
Commercial	A.1.d	Wild Animal Sanctuary	UPP	N	N	UPB	N	N	N	N	N	N	UPP	UPP	UPP	N	N	N	N	N	N		3.7.2.A.3
Commercial	A.2	Business Services																					N/A
Commercial	A.2.a	General Business Service	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	UPM	P	P	P	UPM	UPM	[7][9]	3.7.2.B.1
Commercial	A.2.b	Intensive Business Service	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPM	UPZ	P	P		3.7.2.B.2
Commercial	A.3	Personal Services																					N/A
Commercial	A.3.a	General Personal Services	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	UPM	P	P	UPM	UPZ	UPZ	[7]	3.7.2.C.1
Commercial	A.3.b	Beauty or Barber Shop, Spa	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	UPM	P	P	UPM	UPZ	UPZ	[7]	3.7.2.C.2
Commercial	A.3.c	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	A.3.d	Fortune Teller	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP	N	N	N		N/A
Commercial	A.3.e	Funeral Establishment (No Crematory)	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPM	P	N	UPZ	UPZ		N/A
Commercial	A.3.f	Crematory	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	N	UPP	UPP		3.7.2.C.3
Commercial	A.3.g	Massage	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	[8]	3.7.2.C.4, SCC 4.36
Commercial	A.3.h	Self-Service Laundromat	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	P	P	P	P	P	P	P	[7]	N/A
Commercial	A.3.i	Body Art Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPM	N	UPZ	UPZ	[11]	3.7.2.C.5
Commercial	A.3.j	Tanning	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPM	UPM	UPZ	UPZ	UPZ		3.7.2.C.6
Commercial	A.4	Gunsmithing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	P	UPZ	P	P	[11]	3.7.2.D
Commercial	B.	Eating / Drinking Uses																					N/A
Commercial	B.1	Bar, Tavern	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP	N	UPP	UPP		3.7.3.C
Commercial	B.2	Catering Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	UPZ		3.7.3.B
Commercial	B.3	Restaurant, Carry-out/Drive-through/Sit-down	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPM	P	P	UPM	UPM	UPZ	[9]	3.7.3.A
Commercial	B.4	Commissary Kitchen	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	UPZ		N/A
Commercial	C.	Entertainment / Recreation Uses																					N/A
Commercial	C.1	Indoor General Recreation Facility	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[10]	3.7.4.A
Commercial	C.2	Outdoor General Recreation Facility	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	N	UPZ	UPZ	UPZ	UPZ	UPZ		3.7.4.B
Commercial	C.3	Driving Range	UPB	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	C.4	Adult Businesses																					N/A
Commercial	C.4.a	Adult Use/Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P		3.7.4.C
Commercial	C.4.b	Adult Related Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB		3.7.4.C
Commercial	C.4.c	Adult Novelty Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPM	N	N	N		3.7.1.B
Commercial	C.5	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	C.6	Boat Dock, Private	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	N	N	N	N	N	N	N		N/A
Commercial	C.7	Campground	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	N	N	N		N/A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	C.8	Card Room	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP	N	N	N		N/A
Commercial	C.9	Dancing in a Bar or Restaurant, Incidental	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.7.4.E
Commercial	C.10	Outdoor Hunting Club, Gun Club, or Shooting Range	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	UPZ	UPZ	P	N	N	N	N	N	UPZ		3.7.4.F
Commercial	C.11	Motion Picture Theater and Indoor Performing Arts Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P	N	P	P		3.7.4.G
Commercial	C.12	Marina, Boat Dock/Launch	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	N	N	N	N	N	N		N/A
Commercial	C.13	Nightclub, Dance Club	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	N	UPZ	UPZ		N/A
Commercial	C.14	Recreation Vehicle Park, Travel Trailer Park	N	N	N	N	N	N	N	N	N	N	UPP	UPP	UPP	N	N	UPP	N	N	N		N/A
Commercial	C.15	Stadium, Race Track, Zoo	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB	N	N	N	N	UPB	UPB		N/A
Commercial	C.16	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	C.17	Hookah/Smoking/Vape Lounges	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	UPZ	UPZ	N	UPZ	UPZ		3.7.1.B
Commercial	C.18	Event Center/Reception Hall	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	[10]	3.7.4.H
Commercial	D.	Financial Institutions																					N/A
Commercial	D.1	General Financial Institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	UPZ	UPZ	[9]	3.7.5.A
Commercial	D.2	Payday Loan, Check Cashing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	E.	Lodging Uses																					N/A
Commercial	E.1	Bed and Breakfast Inn	UPP	UPP	N	UPP	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	UPZ	UPZ	N	N	N		3.7.6.A
Commercial	E.2	Hotel, Motel	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP	UPP	UPP	UPP		N/A
Commercial	E.3	Farm Stay	P	P	P	UPZ	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		3.7.6.B
Commercial	E.4	Resort	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	N	N	N	N	N		N/A
Commercial	F.	Office Uses																					N/A
Commercial	F.1	General Office Uses	N	N	N	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	N	N	N	N	P	P	P	P	UPZ	UPZ	[9][12]	3.7.7.A

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Commercial	F.2	Patient Services Laboratory	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P		3.7.7.B
Commercial	G.	Retail, Auction, and Wholesale Uses																					N/A
Commercial	G.1	General Retail Sales (up to 49,999 sq. ft.)	N	N	N	N	N	N	N	N	UPZ	N	N	N	UPZ	UPZ	P	P	UPZ	UPZ	UPZ	[7][11][12]	N/A
Commercial	G.2	General Retail Sales (50,000 – 350,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	UPZ	UPZ		N/A
Commercial	G.3	General Retail Sales (>350,000 sq. ft.)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP	N	UPP	UPP		N/A
Commercial	G.4	Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.)	N	N	N	N	N	N	N	UPP	UPP	N	N	N	N	N	P	P	N	UPP	UPP	[13]	3.7.8.A
Commercial	G.5	Food Production and Wholesales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P		N/A
Commercial	G.6	Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	[11]	N/A
Commercial	G.7	Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	G.8	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	G.9	Smoke Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPM	N	N	N	[11]	3.7.1.B
Commercial	G.10	Public Auction, Flea Market	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	N	N		N/A
Commercial	G.11	Wholesale Store, not otherwise listed	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P	P	P	P		N/A
Commercial	G.12	Plant Nursery	P	P	P	P	P	N	N	N	N	N	P	N	N	N	P	P	N	P	P	[14]	3.7.8.B
Commercial	G.13	Construction-Landscape Materials Sales Yard / Equipment Rental, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	P	N	P	P		N/A
Commercial	G.14	Equipment Rental, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	P	P	UPZ	UPZ	UPZ		3.7.8.C
Commercial	H.	Vehicle-Related Uses																					N/A
Commercial	H.1	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	H.2	Automobile Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP		3.7.9.B

DRAFT

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Commercial	H.3	Automobile Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB	UPB	UPB	UPB		3.7.9.C
Commercial	H.4	Vehicle Broker	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N		N/A
Commercial	H.5	Vehicle Lease, Rental, and/or Sales (No Automobile Sales)	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	UPM	P	UPM	P	P		N/A
Commercial	H.6	Major Vehicle Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P	N	P	P		3.7.9.E
Commercial	H.7	Minor Vehicle Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P		3.7.9.E
Commercial	H.8	Automobile Wash Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	N	P	P	[15]	3.7.9.I
Commercial	H.9	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	H.10	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	H.11	Parking Lot / Garage as a Primary Use	N	N	N	N	N	UPM	UPM	UPM	UPM	UPM	N	N	P	P	P	P	P	P	P		3.7.9.G
Commercial	H.12	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Commercial	H.13	Vehicle Wholesale and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	P	P		3.7.9.J
Commercial	H.14	Mobile Food Commissary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	P	P		N/A
Commercial	H.15	Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	P	P	[15]	3.7.9.H
Commercial	H.16	Utility Truck and/or Trailer Rental Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P	N	P	P		3.7.9.K
Commercial	H.17	Vehicle Auction	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP		N/A
Commercial	H.18	Boat / Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	UPP	UPZ	N	P	P	[15]	N/A
Commercial	H.19	[DELETED 06-11-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Industrial	A.	Extractive Uses																					N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Industrial	A.1	Borrow Mining, Short-term	UPP	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP		3.8.1.A
Industrial	A.2	Gas or Oil Well	P	UPM	UPM	UPZ	UPZ	N	N	N	N	N	UPP	UPP	N	N	N	N	N	UPM	UPM		3.8.1.B
Industrial	A.3	Surface Mining	UPB	UPB	UPB	N	N	N	N	N	N	N	N	UPB	UPB	N	N	N	N	UPB	UPB		3.8.1.C
Industrial	B.	Manufacturing and Processing Uses																					N/A
Industrial	B.1	Assembly, Manufacturing, and Processing, Heavy - Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P		3.8.2.A
Industrial	B.2	Assembly, Manufacturing, and Processing, Light – Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	UPZ	P	P	[11]	3.8.2.B
Industrial	B.3	Assembly, Manufacturing, and Processing – Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P		3.8.2.C
Industrial	B.4	Concrete, Cement, or Asphalt Plant	N	N	UPP	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	P		N/A
Industrial	B.5	Distilleries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ		N/A
Industrial	B.6	Canneries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB		N/A
Industrial	B.7	Research and Development Laboratory	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPZ	UPZ	P	P	P	P	[15]	N/A
Industrial	B.8	Service Yard, Workshop	N	N	UPP	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	[15]	3.8.2.F
Industrial	B.9	Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard	N	N	UPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	P		N/A
Industrial	B.10	Animal Slaughter, Tannery, and/or Rendering	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB		N/A
Industrial	B.11	Aircraft and Rocket Testing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB		3.8.2.E
Industrial	C.	Storage and Warehousing Uses																					N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Industrial	C.1	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Industrial	C.2	Mini Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	P	N	P	P	[11][15]	3.8.3.B
Industrial	C.3	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Industrial	C.4	Storage of Towed or Damaged Vehicles and Boats	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPM	UPM	[15]	3.8.3.D
Industrial	C.5	Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P		3.8.3.E
Industrial	C.6	Hazardous Material Storage and/or Distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	UPZ	UPZ	UPZ		3.8.3.F
Industrial	C.7	Extremely Hazardous Material Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB		3.8.3.G
Industrial	D.	Transportation Facilities and Services																					N/A
Industrial	D.1	Airport	UPP	UPP	UPP	UPP	UPP	N	N	N	N	N	UPP	UPP	UPP	N	N	N	N	UPP	UPP		3.8.4.A
Industrial	D.2	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Industrial	D.3	Bus Depot, Train Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPP	UPP		N/A
Industrial	D.4	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Industrial	D.5	Light Fleet Vehicle Storage and Service Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	N	P	P		N/A
Industrial	D.6	Truck, Freight, or Draying Terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPZ	P	P		N/A
Industrial	E.	Waste Handling and Disposal																					N/A
Industrial	E.1	Hazardous Waste Treatment, Storage, and/or Disposal Facility (TSDF)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB	UPB		3.8.5.A
Industrial	E.2	Junk Tire Handling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP		3.8.5.B
Industrial	E.3	Junkyard, Vehicle/Equipment Wrecking Yard, Scrap or Used Materials Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB		3.8.5.C
Industrial	E.4	Recycling Facilities																					N/A

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Industrial	E.4.a	Convenience Recycling Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	[11]	3.8.5.D
Industrial	E.4.b	Minor Recycling Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	N	UPZ	UPZ	[11]	3.8.5.D
Industrial	E.4.c	Major Recycling Facilities	N	UPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP	[11]	3.8.5.D
Industrial	E.5	Greenwaste Facilities	UPP	UPP	UPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP		3.8.5.D
Industrial	E.6	Solid Waste Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPB		3.8.5.E
Industrial	E.7	Wastewater Disposal, Lagoon or Irrigation	UPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPP	UPP		N/A

Abbreviations & Footnotes

Abbreviation or Footnote	Description
P	Permitted by right. Any construction or modifications may require design review. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
UPP	Conditional Use Permit by the Planning Commission required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $16,000 (not including environmental review or other potential fees). This permit takes approximately 8-12 months to process from the time the application is deemed complete to final hearing.]
UPB	Conditional Use Permit by the Board of Supervisors required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. Minimum filing fee is approximately $20,000 (not including environmental review or other potential fees). This permit approximately 12-18 months to process from the time the application is deemed complete to final hearing.]
N	Not permitted. This use may not be established in this zoning district.
UPM	Minor Use Permit required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $1,500 (not including environmental review or other potential fees). This permit takes approximately 3-4 months to process from the time the application is deemed complete to final decision by the Planning Director.]
A	Permitted accessory use by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
TUZ	Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $300. Permit applications must be submitted in advance of event.]

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Abbreviation or Footnote	Description
[1]	In the agricultural zones, primary processing of agricultural products is permitted by right up to five acres. In the AR-5 and AR-10 zones, primary processing of agricultural products is permitted by right up to one acre. For more details, see Section 3.4.3.
[2]	Not permitted in the AR-1 zone. In the AR-2 zone, permitted by right subject to standards provided in Section 3.4.4.
[3]	Urban agricultural stands of up to 120 square feet are subject to a Temporary Use Permit. Larger urban agricultural stands are subject to a Conditional Use Permit by the Zoning Administrator.
[4]	Use is conditionally permitted in the RD-10 zone and prohibited in the RD-5 and RD-7 zones.
[5]	In the agricultural, agricultural-residential, and residential zones, places of worship shall be subject to a Conditional Use Permit by the Zoning Administrator if seating capacity does not exceed 150 persons.
[6]	All commercial uses are subject to general commercial use standards in Section 3.7.1, in addition to the use standards cited in this table.
[7]	Permitted, subject to a Conditional Use Permit by the Zoning Administrator, in residential zoning districts as specified in Table 3.1 as a standalone use or as part of a small commercial center, provided that the use or commercial center does not exceed three gross acres in size. In any zone, permitted by right in multiple family projects, subject to a finding by the Planning Director that the use is incidental to the project, does not exceed 25 percent of the project area, and is only intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit by the Zoning Administrator.
[8]	In the C-O zone, permitted as an incidental use in compliance with Section 3.7.2.C.4.b. In the BP zone, permitted as an incidental use or sole practitioner use in compliance with Section 3.7.2.C.4.b.
[9]	If such use includes a drive-through, see Allowed Accessory Uses, Table 3.2 and Section 3.9.3.V.
[10]	In the LC and GC zones, such facilities exceeding a 300-person maximum occupancy load shall require a Conditional Use Permit by the Zoning Administrator. Indoor shooting ranges regardless of capacity shall require a Conditional Use Permit by the Zoning Administrator.
[11]	If located within the Fair Oaks Boulevard Corridor Plan, the use classification or a certain subset of the use classification may require a Conditional Use Permit by the Planning Commission. See Section 6.7.
[12]	For office and retail as an accessory use to a primary use, see Section 3.9.3.I.
[13]	Extended hours require a Conditional Use Permit by the Board of Supervisors. See Section 3.7.8.A for details.
[14]	In the agricultural, agricultural-residential, recreational, and industrial zones, the plant nursery use shall be wholesale only. Retail sales in these zones shall be subject to standards provided in Section 3.7.8.B.
[15]	Within the Commercial Corridor Combining Zone, this use classification is subject to additional standards as provided in Chapter 4.3 or within the referenced use standard section.

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Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.2
Allowed Accessory Uses Table

Amended February 24, 2017 & May 11, 2017 & June 22, 2017 & December 1, 2017 & May 11, 2018 & January 12, 2019 & June 20, 2019 & September 18, 2019 & July 16, 2020 & January 15, 2021 & September 9, 2022 & September 10, 2026 & October 22, 2026 & Month XX, YYYY

In addition to use standards referenced for each use classification provided in this table, all accessory uses are subject to general standards provided in Section 3.9.2.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Accessory	A	Kiosks and Amusement Devices	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	UPM	UPM		3.9.3.A
Accessory	B	Dish Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.B
Accessory	C	Dwelling, Agricultural Accessory	A	A	A	A	A	N	N	N	N	N	A	A	A	N	N	N	N	N	N		3.9.3.C
Accessory	D	Dwelling Unit, Accessory / Junior Accessory	N	N	N	N	N	A	A	A	A	A	N	N	N	A	A	A	N	N	N		6.8.2.F
Accessory	E	Family Contractor's Business	UPM	UPM	UPM	UPZ	UPZ	UPZ	UPZ	N	N	N	N	N	N	N	N	N	N	N	N		3.9.3.E
Accessory	F	Residential Accessory Structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	N	N	[1]	3.9.3.CC
Accessory	G	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	[1]	3.9.3.F
Accessory	H	Incidental Agricultural Accessory Structures, Uses, and/or Keeping of Animals	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	[1]	3.9.3.G
Accessory	I	Minor Repair and Maintenance of Vehicles for Personal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.L
Accessory	J	Residential Garage Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.M
Accessory	K	Residential Swimming Pools and Spa Equipment	A	A	A	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N		3.9.3.Q
Accessory	L	Incidental Office and/or Retail Sales	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A		3.9.3.I
Accessory	M	Outdoor Comfort Features	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.J
Accessory	N	Accessory Parking and Storage of Company Vehicles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.K
Accessory	O	Bus Shelter	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.N
Accessory	P	Storage of Flammable, Explosive, or Highly Corrosive Materials	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	A	N	A	A		3.9.3.O
Accessory	Q	Accessory Utility Truck and/or Trailer Rental and Storage	N	N	N	N	N	N	N	N	N	N	N	N	A	N	A	A	N	A	N		3.9.3.S

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Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Accessory	R	Storage of Unregistered and/or Private Vehicles	A	A	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N	N	N		3.9.3.P
Accessory	S	Cargo Containers	A	A	A	UPM	UPM	UPM	UPM	UPM	UPM	UPM	A	A	A	A	A	A	A	A	A		3.9.3.T
Accessory	T	DELETED [12-01-2017]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Accessory	U	Drive Through	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	[2]	3.9.3.V
Accessory	V	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Accessory	W	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Accessory	X	Solar Facility: Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.6.6.C
Accessory	Y	[DELETED 07-16-2020]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Accessory	Z	[DELETED 09-10-2026]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N/A
Accessory	AA	Dwelling, Caretaker	N	N	UPM	N	N	N	N	N	N	N	N	N	A	UPM	A	A	UPM	UPM	UPM		3.9.3.Y
Accessory	BB	Dwelling, Live-Work Unit	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	A	A	UPM	UPM	UPM		3.9.3.Z
Accessory	CC	Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		N/A
Accessory	DD	Short-Term Rentals	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		3.9.3.AA
Accessory	EE	Cannabis, Personal Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		3.9.3.BB
Accessory	FF	Concrete Ready Mix	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	UPM	N	UPZ	P		3.9.3.U

Abbreviations & Footnotes

Abbreviation or Footnote	Description
P	Permitted by right. Any construction or modifications may require design review. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
AP	Administrative Permit required.
N	Not permitted. This use may not be established in this zoning district.

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Abbreviation or Footnote	Description
UPM	Minor Use Permit required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $1,500 (not including environmental review or other potential fees). This permit takes approximately 3-4 months to process from the time the application is deemed complete to final decision by the Planning Director.]
A	Permitted accessory use by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
[1]	Residential Accessory Structures, Home Occupations, and/or Incidental Agricultural Accessory Structures, Uses, and/or Keeping of Animals are only applicable to properties developed with a primary dwelling including multifamily and nonresidential zones with no more than one existing legal non-conforming primary dwelling (see Use Standard for additional requirements).
[2]	Within the Commercial Corridor Combining Zone, this use classification is subject to additional standards as provided in Chapter 4.3 or within the referenced use standard section.

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Sacramento County Zoning Code
Chapter 3, Section 3.2.5, Table 3.3
Allowed Temporary Uses Table

Amended April 7, 2016 & July 16, 2020 & September 10, 2026 & Month XX, YYYY

In addition to use standards referenced for each use classification provided in this table, all temporary uses are subject to general standards provided in Section 3.10.2. Per Section 6.5.7.D, any Temporary Use Permit by the Zoning Administrator may be escalated to a Major Temporary Use Permit by the Zoning Administrator.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
General	A	Temporary Uses Not Specified Below	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.3
General	B	Temporary or Permanent Use of Tents	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		3.10.8
Commercial	C	Temporary Commercial Uses																					N/A
Commercial	C.1	Promotional Displays and Sales	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.A
Commercial	C.2	Seasonal Sales and Displays	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.B
Commercial	C.3	Concessions	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ		3.10.4.C
Commercial	C.4	Farmer's Market	N	N	N	N	N	N	N	N	N	N	N	N	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.4.D
Construction	D	Temporary Construction Uses																					N/A
Construction	D.1	Off-Site Construction Staging Areas	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ		3.10.5.A
Construction	D.2	Habitation at Residential Construction Sites	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.B
Construction	D.3	Subdivision Sales and Construction Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.C
Construction	D.4	Outdoor Operations	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.5.D
Support Structures	E	Temporary Support Structures																					N/A
Support Structures	E.1	Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.A
Support Structures	E.2	Storage Container	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.B
Support Structures	E.3	Commercial Coach Classroom	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.C
Support Structures	E.4	Watchmen's Quarters	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.D
Support Structures	E.5	Storage of Moved Building	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.6.E

DRAFT

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC	GC	MP	M-1	M-2	Footnotes	Use Standard
Support Structures	E.6	Vacant Property Fencing	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		5.2.5.A.5
Roadside Crop Sales	F	Temporary Roadside Crop Sales																					N/A
Roadside Crop Sales	F.1	Urban Agricultural Stands, 120 sf or Smaller	N	N	N	N	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.7.A
Roadside Crop Sales	F.2	Community Stands	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		3.10.7.B

Abbreviations & Footnotes

Abbreviation or Footnote	Description
T	Temporary use permitted by right. See "Use Standard" referenced for potential conditions or use permit requirements. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements.
TUZ	Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $300. Permit applications must be submitted in advance of event.]
UPZ	Conditional Use Permit by the Zoning Administrator required. See section referenced in the "Use Standard" column for potential caveats, conditions, or alternative use permit requirements. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $10,000 (not including environmental review or other potential fees). This permit takes approximately 6-8 months to process from the time the application is deemed complete to final hearing.]
MTZ	Major Temporary Use Permit by the Zoning Administrator required. [ADVISORY INFORMATION – SUBJECT TO ADMINISTRATIVE AMENDMENTS: Minimum filing fee is approximately $730. Permit applications must be submitted in advance of event.]
N	Not permitted. This use may not be established in this zoning district.

DRAFT

3.3. USE STANDARDS, GENERALLY

No change.

3.4 AGRICULTURAL USE STANDARDS

3.4.1. – 3.4.7.

No changes.

3.4.8. Small Winery/Specialty and Craft Breweries

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

3.4.8.A Application

No changes.

3.4.8.B Purpose

The purpose of this Section is to provide for the orderly development of wineries and specialty and craft breweries and associated activities within the agricultural, commercial and industrial zoning districts to promote economic development opportunities for the agricultural industry and to preserve agricultural lands within Sacramento County.

3.4.8.D. Standards

1. – 5.
   No changes.
6. In the commercial, and M-1 and M-2 zoning districts, there are no restrictions on the size and frequency of events provided that:
   a. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday, and holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
   b. All events are subject to the Sacramento County Noise Ordinance.
7. -10.
   No changes.
11. In the commercial zones, a small winery/brewery must include a retail sales floor and a tasting room.

3.4.8.E Parking Requirements

DRAFT

No changes.

3.4.8.F. Signage

1. *No changes.*
2. In the commercial, and M-1 and M-2 zoning districts, signs shall be allowed subject to the regulations of the commercial and industrial zoning districts.

3.4.9 – 3.4.13

No changes.

3.5. RESIDENTIAL USE STANDARDS

3.5.1. Household Living Uses

[AMENDED 09-09-2022]

3.5.1.A. Residential Uses, not otherwise listed

[AMENDED 06-07-2018][AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

1. In the C-O, BP, and LC zones, residential uses that are not listed in the table shall be considered on a case-by-case basis, subject to the issuance of a Conditional Use Permit by the Zoning Administrator and the development provisions of Chapter 5, "Development Standards."

3.5.1.B. Dwelling, Duplex

[AMENDED 04-07-2016][AMENDED 07-16-2020] [AMENDED 09-09-2022][AMENDED 09-19-2024] [AMENDED XX-XX-XXXX]

1. In RD-3 through RD-25 zones, duplex projects shall be developed at residential densities allowed by the zoning district.
2. In the RD-30 and RD-40 zones:
    a. In the RD-30 zone, duplex projects shall be developed at a minimum density of 22.5 dwelling units per acre and a maximum density of 30 dwelling units per acre.
    b. In the RD-40 zone, duplex projects shall be developed at a minimum density of 30 dwelling units per acre and a maximum density of 40 dwelling units per acre.
3. In the BP zone, duplex projects shall be developed at a minimum density of ten dwelling units per acre and maximum density of 20 dwelling units per acre.

DRAFT

4. Conversion of an existing duplex to two attached single-family dwellings on separate lots (also commonly known as a 'halfplex' unit) is subject to a Tentative Parcel Map.

3.5.1.C. Dwelling, Multifamily

[AMENDED 07-16-2020] [AMENDED 09-09-2022] [AMENDED 07-11-2024][AMENDED 09-19-2024][AMENDED 06-11-2026][AMENDED XX-XX-XXXX]

1. In the RD-10 through RD-25 zones:
    a. Multifamily projects shall be developed at residential densities allowed by the zoning district.
    b. Multifamily projects of 150 units or less are permitted by right.
    c. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
        i. The Affordable Housing Incentive Program is not subject to this requirement.
2. In the RD-30 and RD-40 zones:
    a. Density.
        i. In the RD-30 zone, multifamily projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
        ii. In the RD-40 zone, multifamily projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.
    b. Project size.
        i. Multifamily projects of 150 units or less are permitted by right.
        ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit.
            1. The Affordable Housing Incentive Program is not subject to this requirement.
3. In the BP zone, multifamily projects shall be developed at a minimum density of ten dwelling units per acre and maximum density of 20 dwelling units per acre.
4. In the LC and GC zones:
    a. Density.
        i. Multifamily projects shall be developed at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre.

DRAFT

ii. If the property is located within one-quarter mile of a transit stop, as defined in Chapter 7, maximum density can increase to 40 dwelling units per acre.
iii. Higher densities than allowed by "i" and "ii" may be permitted, subject to a Conditional Use Permit approved by the Planning Commission.

b. Project size.
i. Multifamily projects of up to 150 dwelling units are permitted by right at the densities listed above.
ii. Multifamily projects of greater than 150 dwelling units are permitted with approval of a Minor Use Permit at the densities listed above.
1. The Affordable Housing Incentive Program is not subject to this requirement.

3.5.1.D. Dwelling, Single-family Attached

[AMENDED 09-09-2022][AMENDED 09-19-2024][AMENDED XX-XX-XXXX]

1. In the RD-3 through RD-25 zones:
   a. Single-Family Attached projects shall be developed at residential densities allowed by the zoning district.
   b. Single-Family Attached projects proposed as part of a mixed residential product type development are permitted by right.
2. In the RD-30 and RD-40 zones:
   a. In the RD-30 zone, Single-Family Attached projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
   b. In the RD-40 zone, Single-Family Attached projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.
3. In the BP and RM-2 zones, Single-Family Attached projects shall be developed at a minimum density of seven dwelling units and a maximum density of 20 dwelling units per acre.
4. In the LC and GC zones:
   a. Single-Family Attached projects shall be developed at a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre.
   b. If the property is located within one-quarter mile of a transit stop, as defined in Chapter 7, maximum density can increase to 40 dwelling units per acre.
   c. Higher densities may be permitted than allowed by "a" and "b", subject to a Conditional Use Permit approved by the Planning Commission.

DRAFT

3.5.1.E. Dwelling, Single-Family Detached

[AMENDED 09-09-2022][AMENDED 09-19-2024][AMENDED XX-XX-XXXX]

1. In the RD-1 through RD-25 zones, Single-Family Detached projects shall be developed at residential densities allowed by the zoning district.
2. In the RD-30 and RD-40 zones:
    a. In the RD-30 zone, Single-Family Detached projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
    b. In the RD-40 zone, Single-Family Detached projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.
3. In the BP and RM-2 zones, Single-Family Detached projects shall be developed at a minimum density of seven dwelling units and a maximum density of 10 dwelling units per acre.

3.5.1.F.

No changes.

3.5.1.G. Transitional Housing, Supportive Housing

[ADDED 06-06-2024][AMENDED XX-XX-XXXX]

1. *No changes.*
2. Where residential dwellings are permitted and conditionally permitted, Transitional Housing and Supportive Housing of the same type are permitted and conditionally permitted in the same zoning districts, subject to applicable standards of this Code and pursuant to CA GOV §65583, Subdivision (c)(3).
    a. For the purposes of this Section, "housing of the same type" means one of the following types of residential structures as provided in Section 3.2.5, Table 3.1, Residential Uses:
        i. Dwelling, Duplex
        ii. Dwelling, Multifamily
        iii. Dwelling, Single-family Attached
        iv. Dwelling, Single-family Detached
3. Supportive Housing is permitted by right where Multifamily developments are permitted by right if the proposed Supportive Housing Project satisfies all of the requirements of this Section. Supportive Housing shall be developed at densities allowed by the underlying

DRAFT

zoning district, but is not precluded from seeking a density bonus, including concessions, incentives, or waivers of development standards pursuant to Section 6.5.4.

a. -i.

No changes.

4. *No changes.*

3.5.1.H. Dwelling, Triplex/Fourplex

[ADDED XX-XX-XXXX]

1. In the RD-7 through RD-25 zones, Triplex/Fourplex projects shall be developed at residential densities allowed by the zoning district.
2. In the RD-30 and RD-40 zones:
    a. In the RD-30 zone, Triplex/Fourplex projects shall be developed at a minimum density of 22.5 dwelling units per acre and maximum density of 30 dwelling units per acre.
    b. In the RD-40 zone, Triplex/Fourplex projects shall be developed at a minimum density of 30 dwelling units per acre and maximum density of 40 dwelling units per acre.

3.5.1.I. Residential Care Home

[AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED XX-XX-XXXX]

1. In the agricultural, agricultural-residential, low-density residential (RD-1 through RD-10), and RR zoning districts, a residential care home use shall be permitted by right where it does not exceed a total of six persons receiving care, including children of the resident family who are under 12 years of age. For seven to 15 persons, the use shall be subject to issuance of a Use Permit approved by the Zoning Administrator. For AG and AR zoning districts, refer to the additional required findings listed in 3.6.0. In agricultural, agricultural-residential, and low-density zoning districts, facilities with more than 15 persons are considered an institutional/social care use.
2. In the multiple family residential zoning districts (RM-2 and RD-15 and greater) and commercial zoning districts, a residential care home shall be permitted by right where it does not exceed a total of 20 persons receiving care, including children of the resident family who are under 12 years of age. Facilities with more than 20 persons are classified as an institutional/social care use.

DRAFT

3. In the O and C-O zones, residential care homes with six or fewer in care shall be permitted by right, provided that an existing permitted dwelling is being converted to the residential care home use.

3.5.1.J. - 3.5.1.K.

No changes.

3.5.2. Group Living Uses

No changes.

3.6. PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS

3.6.0. - 3.6.1.

No changes.

3.6.2. Education and Cultural Uses

3.6.2.A. Art Gallery, Art Studio

No changes.

3.6.2.B. School, Private

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. In the commercial and MP zoning districts, a private school with total in-person student enrollment of 500 or less shall be subject to a Minor Use Permit. Schools exceeding 500 total in-person student enrollment in these zoning districts shall be subject to a Conditional Use Permit by the Zoning Administrator.
2. *– 5. No changes.*

3.6.2.C. Training, Tutoring, or Testing Center

No changes.

3.6.2.D. Automobile Driving School

[ADDED 09-10-2026][AMENDED XX-XX-XXXX]

1. *No changes.*

DRAFT

2. In the LC, GC, and MP zones, as permitted, an automobile driving instruction school may store up to five vehicles used for instruction stored on site by right.
3. *No changes.*

3.6.3. Government Uses and Facilities

No changes.

3.6.4. Parks and Open Space Uses

3.6.4.A. Cemetery

No changes.

3.6.4.B. Community and Market Gardens

[AMENDED 12-01-2017][AMENDED 06-07-2018] [AMENDED 07-16-2020][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

Community and Market gardens are permitted, provided that permission to use the property has been given in writing by the property owner and subject to the standards included in this Section. Nothing in this Section shall be construed to preempt any provision related to the cultivation of cannabis as found in Title 6 of the SCC, or the provisions of the Land Grading and Erosion Control Ordinance, Stormwater Quality Ordinance, or Floodplain Management Ordinance.

1. Permit Requirements

a. -b. *No changes.*
c. More than Three Acres.
    i. In the AR-1, AR-2, and commercial zones, a Minor Use Permit shall be required.
    ii. In the residential and recreational zones, a Conditional Use Permit by the Zoning Administrator shall be required.
    iii. In the industrial zones, the use shall be permitted by right.

2- 13. *No changes.*

3.6.5. Social Care Uses

No changes.

3.6.6. Utility and Public Service Facility Uses

DRAFT

3.6.6.A – 3.6.6.B

No changes.

3.6.6.C. Solar Energy Facilities

1.-2. *No changes.*

3. Large Wind Turbines

a. Applicability to Zoning Districts

Large wind turbines are permitted in agricultural and industrial zones, subject to issuance of a Conditional Use Permit by the Planning Commission, as defined in Table 3.1.

b.-l. *No changes.*

3.6.6.E. Battery Energy Storage System (BESS) Facility

No changes.

3.6.7. Communication Facilities and Uses

3.6.7.A. Wireless Communication Facilities, Small Cell WCFs, and Eligible Facility WCFs

The County Board of Supervisors recognizes the need to accommodate Wireless Communications Facilities (WCFs), Small Cell WCFs, and Eligible Facility WCFs, and has promulgated the following use and development standards to address them within the unincorporated areas of the County.

1. WCF Use Standards

a. For the purposes of regulating WCFs, zoning districts are organized into Groups, as show in Table 3.8, below.

Table 3.8 Zoning Groups for WCFs [1]

[AMENDED XX-XX-XXXX]

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Group	Zoning Districts

DRAFT

Group 1	RD, AR, O, C-O, RM-2, DW, RR, and SPA zones (unless otherwise specified in the particular SPA ordinance.) Any property within the COR combining zone.
Group 2	BP, LC, and GC zones
Group 3	M-1, M-2, MP, AG, IR, and UR zones

[1] WCFs area not allowed within Public Rights of Way (PROWs) in any zoning district unless classified as a Small Cell WCF or Eligible Facility WCF.

b. *No change.*

2.-3. *No change.*

4. WCF Development Standards.

The Development Standards for WCFs are summarized in Table 3.10.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough

Table 3.10 WCF Development Standards

WCFs – New Towers

Standard	Group 1	Group 2	Group 3
Separation – Group 1 Zone Property – Minimum [2]	Three times height of the tower	Three times height of the tower	Three times height of the tower

[2] This separation distance shall not be required for WCFs measured to properties within the Commercial Corridor Combining zone, unless the underlying zone is identified explicitly as a Group 1 zone. For example, a WCF adjacent to a GC (COR) zone does not need to maintain the stipulated separation distance, however, such distance separation is required against a RD-5 (COR) zoned property.

5.-7. *No change.*

3.7. COMMERCIAL USE STANDARDS

3.7.1. General Standards for All Uses in Commercial Zoning Districts

No changes.

3.7.2. Commercial Service Uses

DRAFT

3.7.2.A. Animal and Pet Services

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. **Daytime Animal Services**

No changes.

2. Animal Boarding

An animal boarding use, which is specifically defined in Chapter 7, shall comply with the following minimum standards:

a. *No changes.*
b. Animal Boarding uses, except as permitted in 3.7.2.A.2.d, shall have a net project area of not less than one acre, except in commercial and industrial zones.
c. -d. *No changes.*

3. Wild Animal Sanctuary

No changes.

3.7.2.B. – 3.7.2.D.

No changes.

3.7.3. Eating/Drinking Uses

No changes.

3.7.4. Entertainment/Recreation Uses

3.7.4.A. Recreation Facility, Indoor

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. *No changes.*

2. In the LC and GC zones, Indoor Recreation Facilities shall be permitted by right, except that such facilities with a maximum occupancy load exceeding 300 persons shall be subject to a Conditional Use Permit by the Zoning Administrator.

3. – 5. *No changes.*

3.7.4.B.

DRAFT

No changes.

3.7.4.C. Adult Uses and Adult-Related Establishments

[AMENDED 06-07-2018]

1. - 2. *No changes.*

3. Location Conditions for Sexually Oriented Businesses

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

a. -c. *No changes.*
d. Is more than 1,000 feet from any of the following existing sensitive uses:
    a. Single-family, neighborhood-scale multiunit, or multifamily residences
    b. -h. *No changes.*
e. -f. *No changes.*

4. *No changes.*

5. Location Conditions for Adult-Related Establishments.

[AMENDED XX-XX-XXXX]

a. -c. *No changes.*
d. Is more than 1,000 feet from any of the following existing sensitive uses:
    a. Single-family, neighborhood-scale multiunit, or multifamily residences
    b. -h. *No changes.*
e. *No changes.*

3.7.4.D. - 3.7.4.H.

No changes.

3.7.5. – 3.7.7.

No changes.

3.7.8. Retail, Auction, and Wholesale Uses

3.7.8.A. Neighborhood Convenience Store, Food Market (Up to 6,000 square feet)

1. *No changes.*
2. Commercial Zoning Districts.

DRAFT

a. In commercial zones, the use is permitted by right if located 500 feet or more from a residential zoning district (measured from the closest publicly used entrance of the commercial structure to the zoning district boundary), and 1,000 feet or more from the property line of any K-12 public or K-12 private school (measured from the closest publicly used entrance of the commercial structure to the property line of such school).
b. *No changes.*

3. *– 4. No changes.*

3.7.8.B. – 3.7.8.C.

No changes.

3.7.9. Vehicle Related Uses

3.7.9.A. – 3.7.9.D.

No changes.

3.7.9.E. Vehicle Repair, Major and Minor

[AMENDED 06-07-2018][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

Vehicle Repair uses shall comply with the following minimum standards:

1. – 2. *No changes.*
3. Major vehicle repair operations in the LC and GC zones and minor vehicle repair operations in the LC and GC zones, shall be conducted entirely within a completely enclosed building.
4. *No changes.*

3.7.9.F.

No changes.

3.7.9.G. Parking Lot / Garage as a Primary Use

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. -2. *No changes.*
3. In the commercial zones, multi-story above ground garages shall be subject to a Conditional Use Permit by the Zoning Administrator.

DRAFT

3.7.9.H. – 3.7.9.K.

No changes.

3.8. INDUSTRIAL USE STANDARDS

3.8.1 – 3.8.4.

No changes.

3.8.5. Waste Handing and Disposal

3.8.5.A. – 3.8.5.C.

No changes.

3.8.5.D. Recycling Facilities

[ADDED 11-27-2015][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. Allowed Uses

a. Convenience Recycling Facilities

Convenience Recycling Facilities are permitted by right in the GC and LC zones, subject to the Locational, Operational and Design Standards in Section 3.8.5.D.2.

b-d. *No changes.*

2. – 3. *No changes.*

3.8.5.E. Solid Waste Facilities

No changes.

3.9. ACCESSORY USE STANDARDS

3.9.1. - 3.9.2.

No changes.

3.9.3. Use-Specific Standards for Accessory Uses

3.9.3.A. Kiosks and Amusement Devices.

No change.

DRAFT

3.9.3.B. Dish Antenna

[AMENDED XX-XX-XXXX]

1. Applicability
The standards of this Section shall only apply to dish antennas that are greater than one meter in diameter or are otherwise not preempted by Federal law.

2. Standards

a. All dish antennas shall be maintained in good repair and comply with all applicable federal and state laws, including Federal Communications Commission regulations.
b. To the extent feasible without materially impairing the operation of the antenna, antennas shall be screened or located to minimize visibility from public rights-of-way and adjacent residential uses.
c. Accessory to Nonresidential Uses. Dish antennas accessory to nonresidential uses shall comply with the development standards applicable to the primary nonresidential use, including required setbacks and maximum height.
d. Accessory to Residential Uses. Ground mounted dish antennas or dish antennas mounted on accessory structures shall comply with residential accessory structure standards. Antennas mounted on the primary dwelling shall comply with development standards applicable to the primary dwelling.

3.9.3.C. - 3.9.3.I.

No changes.

3.9.3.J. Outdoor Comfort Features

[AMENDED 01-12-2019][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. Outdoor comfort features are permitted only on developed properties with an active non-single family primary use.

3.9.3.K. - 3.9.3.S.

No changes.

3.9.3.T. Cargo Containers

[AMENDED 12-01-2017][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1.-4. *No changes.*

DRAFT

5. In commercial and industrial zoning districts.

a.-f. *No changes.*

3.9.3.U. - 3.9.3.Y.

No changes.

3.9.3.Z. Dwelling, Live Work Units

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. – 2. *No changes.*
3. In the commercial zones, live-work units shall be incorporated into a permitted primary household living use as a dwelling unit type, subject to the following standards:

a-b. *No changes.*

4. *No changes.*

3.9.3.AA. – 3.9.3.CC.

No changes.

3.10. TEMPORARY USE STANDARDS

3.10.1. – 3.10.3.

No changes.

3.10.4. Temporary Commercial Uses

The following section contains temporary commercial uses which are not related to active construction projects.

3.10.4.A. Promotional Displays and Sales

Promotional displays, activities, and sales may be conducted subject to obtaining a Temporary Use Permit by the Zoning Administrator and complying with following standards:

1. **Qualifications.** Promotional displays and sales shall only be permitted in conjunction with the promotion of an on-site institutional, commercial, or industrial use within the C-O, commercial and industrial zones. Examples of such promotional activities include, but are not limited to, parking lot sales, live entertainment, street dances, amusement rides, photo booths, or similar.

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2. *No changes.*

3.10.4.B. Seasonal Sales and Displays

Seasonal Sales and Displays of items such as flowers, pumpkins, plants, and Christmas trees may be sold as a temporary use, subject to the following requirements:

1. In the residential, commercial, C-O, DW, and industrial zones, seasonal sales and displays shall be subject to the following regulations:
    a. - c. *No changes.*
2. – 3. *No changes.*

3.10.4.C. Temporary Concessions

No changes.

3.10.4.D. Farmer's Market

1. Farmer's Markets shall only be permitted in the C-O, commercial, and industrial zones, subject to a Temporary Use Permit by the Zoning Administrator and may be approved for up to one year with no limits on renewals.
2. *No changes.*

3.10.5. – 3.10.6.

No changes.

3.10.7. Temporary Roadside Crop Sales

The following section contains regulations for temporary roadside crop sales uses. Additional standards and regulations for these temporary uses are provided in Section 3.4.7.

3.10.7.A. Urban Agricultural Stands 120 S.F. and Smaller

Urban Agricultural Stands, 120 square feet or smaller in area, may be permitted in the AR-1, AR-2, residential, recreational, commercial, and industrial zones subject to a Temporary Use Permit by the Zoning Administrator, complying with standards provided in Section 3.4.7, and complying with the following requirements:

1. – 2. *No changes.*

3.10.7.B. Community Stands

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No changes.

3.10.8. Temporary or Permanent Use of Tents

No changes.

FIGURE 3.1 DELTA BOUNDARY DEFINED

No changes.

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Chapter 4: Special and Combining Zoning Districts

Sacramento County Zoning Code

Chapter 4: Special and Combining Zoning Districts

4.1 GENERAL

4.1.1 Purposes

No changes.

4.1.2 Table of Special and Combining Zoning Districts

[AMENDED 09-10-2026]

The special and combining zoning districts listed in Table 4.0.A are established in this Chapter.

Table 4.0.A Table of Special and Combining Zoning Districts

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

Section	Special or Combining Zoning District Name	Abbreviation
4.2	Flood Combining Zoning District	F
4.3	Commercial Corridor Combining Zoning District	COR
4.5	Natural Streams Combining Zoning District	NS
4.6	Neighborhood Preservation Area Combining Zoning District	NPA
4.7	Parkway Corridor Combining Zoning District	PC
4.8	Surface Mining Combining Zoning District	SM
4.9	Delta Waterways Special Zoning District	DW
4.10	Special Planning Area Special Zoning District	SPA

4.1.3. Relationship to Base Zoning Districts

Special zoning districts permit establishment of different uses and standards from the base zoning district. In the case of a combining zoning district, the regulations of the base zoning district generally apply; however, additional standards and rules of the combining zoning district may either add to or modify those regulations.

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4.2 FLOOD (F) COMBINING ZONING DISTRICT AND TRIBUTARY STANDARDS

No changes.

4.3 COMMERCIAL CORRIDOR (COR) COMBINING ZONING DISTRICT

[ADDED XX-XX-XXXX]

4.3.1 Purpose and Regulatory Framework

The purpose of the Commercial Corridor (COR) Combining Zoning District is to encourage dense, walkable, and transit-oriented infill development and adaptive reuse along the County's commercial corridors. The County's commercial corridors are generally identified in the General Plan Land Use Element.

4.3.1.A. Use Standards

Permitted, conditionally permitted, and prohibited uses provided in the COR combining zone shall control over the use standards of the base zoning district. If a use is not specified in the COR combining zone, applicable standards shall defer to the base zoning district's standards.

4.3.1.B. Development Standards

Development standards within the COR combining zone shall only be subject to those development standards explicitly provided within this Chapter. Development standards provided in Chapter 5 of this Code shall only apply if explicitly referenced.

4.3.1.C Special Zones and Other Combining Zones

In case of conflict between provisions of the COR combining zone with a Special Zone or any other Combining Zone, the more restrictive provisions shall apply. This shall apply to use standards, development standards, entitlement requirements, and other applicable requirements.

4.3.2 Use Standards

4.3.2.A Restricted Uses

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Uses listed herein shall be subject to the following use standards, in addition to those provided in Chapter 3 of this Code. In case of conflict between a standard in Chapter 3 of this Code and the provisions of this section, this section shall prevail.

1. The following uses, as defined in Chapter 7, where permitted or conditionally permitted by their underlying zoning district, shall be subject to a Conditional Use Permit by the Board of Supervisors within the COR combining zone:

    a. Automobile Wash Facilities
    b. Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage
    c. Boat/Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage
    d. Mini Storage
    e. Storage of Towed or Damaged Vehicles and Boats

2. Service Yard/Workshop. Any Service Yard/Workshop use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, shall be subject to standards for the MP zone as provided in Section 3.8.2.F.1.

3. Research and Development Laboratory. Any Research and Development Laboratory use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, must be operated fully indoors.

4. Drive-Throughs. Any drive-through use in the COR combining zone, where permitted or conditionally permitted by their underlying zoning district, shall be subject to the following additional standards:

    a. Drive-through components, including the drive-through lane, ordering point/menu board/speaker, and pick-up window, shall not be located between the building and the public right-of-way.
    b. Speakers used for ordering points shall be located at least 110 feet from any property within an agricultural-residential or residential zoning district, unless such property is separated from the speaker by a public right-of-way.

4.3.2.B Additionally Permitted Uses

1. Food Truck Plaza/Courts. On properties within the COR combining zone with underlying GC zoning, Food Truck Plaza/Courts shall be permitted subject to a Conditional Use Permit by the Zoning Administrator and the following standards:

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a. Definition. A Food Truck Plaza/Court is a coordinated area on private property where multiple mobile food vendors operate together, supported by movable or permanent facilities, structures, and furniture.

b. Sites shall be improved with an access driveway and paved areas that accommodate vendor areas, pedestrian walkways, and emergency access. Site layout shall provide pedestrian walkways through vendor and customer areas and shall be arranged so that vehicle travel paths and vehicle queuing/loading areas do not encroach into pedestrian walkways or block emergency access.

c. Any vendor stall, food truck, trailer, cart, tent, canopy, table, equipment, or other operational features associated with the use shall maintain a minimum setback of:

    i. At least 5 feet from any public right-of-way or behind required landscaping, whichever is more restrictive;
    ii. At least 10 feet from property lines shared with residential or agricultural-residential zones; and
    iii. At least 5 feet from property lines in all other circumstances.

d. All movable, non-permanent equipment (i.e., tables, stands, carts, tents, and vehicles supporting vendor operations) shall be removed from the site or securely stored at the end of each day.

e. Mobile Food Facilities (MFFs) and Compact Mobile Food Operators (CMFOs) shall return to an approved off-site commissary in accordance with Environmental Management Department requirements at the end of every day. MFFs and CMFOs may be stored on-site when not in use if a Mobile Food Commissary is approved as a part of the use permit. In sites with an underlying LC zone, up to 25 percent of the project area may be approved as storage for MFFs and CMFOs as a part of approval for a Food Truck Plaza/Court.

f. The use shall comply with Environmental Management Department regulations, including ensuring proper food handling, access to public restrooms, safe water access, and sanitary wastewater disposal.

g. Trash receptables shall be provided to the satisfaction of the Environmental Management Department and Department of Waste Management and Recycling.

h. Hours of Operation shall be established as a Condition of Approval for the use. Should the use operate after dusk, adequate lighting shall be provided which does not shine toward any abutting residential uses.

DRAFT

2. Night Market. On properties within the COR combining zone with underlying LC or GC zoning, Night Markets shall be permitted subject to the following standards:

    a. Definition. A Night Market is a temporary multi-vendor market event on private property that may include food and retail vendors and that may occur during afternoon, evening or nighttime hours.

    b. Night Markets are subject to the general requirements for all temporary uses and structures in Zoning Code Section 3.10.2.

    c. Night Markets shall be located on:

        i. Developed sites with an existing institutional, commercial, or industrial use; or

        ii. Vacant sites that are improved with an access driveway and paved areas that accommodate vendor areas, pedestrian walkways, and customer parking.

    d. All customer queuing, loading, pick-up, and waiting areas shall be fully contained on-site and shall not extend into the public right-of-way. The operator shall implement circulation controls (e.g., cones, barricades, attendants, signage) when needed to keep vehicle travel paths, pedestrian walkways, and fire access routes clear and to prevent queues from extending into the public right-of-way.

    e. Any vendor stall, food truck, trailer, cart, tent, canopy, table, equipment, or other operational features associated with the use shall maintain a minimum setback of:

        i. At least 5 feet from any public right-of-way or behind required landscaping, whichever is more restrictive;

        ii. At least 10 feet from property lines shared with residential or agricultural-residential zones; and

        iii. At least 5 feet from property lines in all other circumstances.

    f. All movable, non-permanent equipment (i.e., tables, stands, carts, tents, and vehicles supporting vendor operations) shall be removed from the site or securely stored at the end of each day.

    g. Trash receptables shall be provided to the satisfaction of the Environmental Management Department and Department of Waste Management and Recycling.

DRAFT

h. Hours of Operation shall be established as a Condition of Approval for the use. Should the use operate after dusk, adequate lighting shall be provided which do not shine toward any abutting residential uses.

i. Duration.

i. A Major Temporary Use Permit for a Night Market issued by the Zoning Administrator may be approved for a period of up to one year with no limits on renewals, or;

ii. A Minor Use Permit may be applied for in lieu of a Temporary Use Permit to request extended approval of a Night Market for a period of up to five years with no limits on renewals.

4.3.3. Lot and Subdivision Standards

Notwithstanding lot standards for underlying zones, no minimum lot standards shall apply for any property within the COR combining zone.

4.3.4. Project Development Standards

Deviations from standards provided herein, with the exception of allowable density and floor area ratio, may be permitted subject to a Special Development Permit by the Zoning Administrator.

4.3.4.A. General Development Standards

Table 4.0.B. General Development Standards for Projects in the Commercial Corridor Combining Zone

Development Standard	Requirement
Allowable Density [1]	Minimum and maximum allowed density shall defer to the underlying zone
Floor area ratio (FAR) range, minimum to maximum [2]	Florin Road West: 0.25 - 3.0 Auburn Boulevard North: 0.3 - 3.0 Stockton Boulevard South: 0.2 - 3.0 Fair Oaks Boulevard West: 0.3 - 3.0 Fair Oaks Boulevard East: 0.3 - 3.0 Watt Avenue Central: 0.2 - 3.0 Folsom Boulevard: 0.25 - 3.0 Keifer Boulevard: 0.25 - 3.0

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Development Standard	Requirement
Minimum front yard and side street yard setback [A]	19.5 ft (without PUPF) / 20.5 ft (with PUPF)
Minimum interior side and rear yard setbacks, adjacent to AR and residential zones [3][A]	10 ft (1 and 2 story) 20 ft (3 story +) For single family residential development: 5 ft (all stories)
Minimum interior side and rear yard setbacks, all other circumstances [A]	0 ft (all stories)
Minimum alley setback	0 ft (all stories)
Maximum height and stories [A]	75 ft and 7 story
Minimum open space [6]	40 sf/unit; can be provided as private open spaces [4], common gathering spaces [5], or combination of both.
Minimum vehicle parking	No minimum off-street parking requirements
Minimum bicycle parking and bicycle parking facility class	As required by Zoning Code Section 5.9.9.B based on use.
Waste enclosure setbacks	From AR and residential zones: 10 ft
Waste enclosure requirements	All waste containers shall be located within an enclosed masonry area, 6 to 8 ft tall, with appropriate solid gate.
Minimum loading dock setback	75 ft from property line shared with AR and residential zones

[A] Does not apply to existing buildings converted for another use as-is as a part of adaptive reuse projects. Expansions to any building as a part of an adaptive reuse project shall comply with all applicable standards, including those with this footnote.

[1] Notwithstanding the density of the underlying zone, within the COR combining zone, Single-Family Detached Dwellings shall be permitted by right on properties with a base Light Commercial (LC) zoning designation with a minimum density of 10 dwelling units per acre and a maximum density of 30 dwelling units per acre.

[2] Residential-only projects in the combining zone may use either: (a) the residential density standards, or (b) this intensity standard. Mixed-use projects that include a residential component shall comply with this intensity standard.

[3] Upper story setbacks for buildings may be stepped back to achieve minimum setback for upper stories.

[4] Private open space: ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

DRAFT

[5] Common gathering space: versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation; these areas accommodate a diverse range of amenities, including but not limited to barbecue areas, picnic tables, community gardens, dog parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.

[6] This requirement applies to all residential development in the COR combining zone, except for single-family residential development.

4.3.4.B. Landscape Standards

1. General Landscape Requirements. The following landscape provisions shall defer to the specific referenced section within Chapter 5 of this Code:
    a. General Requirements – Section 5.2.4.B.
    b. Parking Area Landscaping – Section 5.2.4.F.
    c. Care and Maintenance – Section 5.2.4.G.
    d. Removal and Replacement – Section 5.2.4.H.
    e. Replanting and Replacement Fee – Section 5.2.4.I.
    f. Notwithstanding any other provision of Section 4.3.4.B, all single-family development shall defer to Section 5.2.4.C.
2. The following standards shall apply to all landscaped areas and planters:
    a. At least 75 percent of the landscaped area shall consist of live plant materials.
    b. Landscaped planter areas shall have a minimum inside width of 7 feet where trees are provided, and 4 feet where shrubs or groundcover are provided. Trees shall be spaced at intervals of no more than 75 percent of the selected species mature canopy size, not to exceed 30 feet on center.
3. Landscaping shall be provided in the following areas:
    a. Between the back of sidewalk and street-facing buildings with a planter consisting of trees (if allowed), shrub, ground cover, and other natural growth;
    b. Between the back of sidewalk and patios/plazas/outdoor dining areas with a landscaped area spanning at least 50 percent of the length of the feature;

DRAFT

c. Between the back of sidewalk and parking areas with a minimum 7-foot-wide planter with trees, shrubs, ground cover, and other natural growth with a minimum height of 30 inches;

d. Along internal pedestrian walkways connecting building entrances to parking areas, common gathering areas, shared amenities, and public sidewalks;

e. Along interior property lines adjacent to AR and residential zones consisting of a minimum 7-foot-wide continuous planter with trees and other plant materials to provide a dense visual screen;

   i. This standard shall not apply as a part of an Adaptive Reuse project if the existing building is located less than 10 ft from an interior property line adjacent to the AR and residential zones.

f. Along the perimeter of and within parking areas as required by Zoning Code Section 5.2.4.F;

g. Around mechanical equipment, waste enclosures, loading areas, utility areas, and similar service areas to provide buffering; and

h. For multifamily development:

   i. Within and along the perimeter of common gathering spaces, and

   ii. Adjacent to private open space areas and ground-floor units to provide screening or separation.

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4.3.4.C. Fence and Wall Standards

1. Within the required front yard, required side street yard, along interior property lines, and along the rear property line, open ornamental security fences are permitted up to 7 feet in height. All other fencing types are prohibited. Other materials and types of fencing may be requested subject to a Minor Special Development Permit up to 7 feet in height.

2. Notwithstanding subdivision (1), a solid masonry wall at least 6 feet in height shall be required on shared property lines with properties within the AR and residential zones.

3. Notwithstanding all other provisions of this section, all single-family and neighborhood-scale multi-unit fencing development standards shall defer to Section 5.2.5.C.

4.3.4.D. Sign Standards

All sign standards shall defer to Section 5.10 of this Code.

Chapter 5: Development Standards

Sacramento County Zoning Code

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 the 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.

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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 icon at left, 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 the unincorporated 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 Countywide 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, Development Standards, Off-Street Parking, and Sign Regulations that are applicable to all land use zoning districts in the County:

- Section 5.2: General Standards and Exceptions
- Section 5.3: Agricultural, Agricultural-Residential, and Recreational Zoning Districts
- Section 5.4: Residential Zoning Districts
- Section 5.5: Commercial Zoning Districts
- Section 5.6: Industrial and Industrial Park Zoning Districts
- Section 5.9: Off-Street Parking
- Section 5.10: Sign 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 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 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.

DRAFT

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

5.2.0. - 5.2.1.

No changes.

5.2.2. Building Height Standards for All Zoning Districts

[AMENDED 01-12-2019][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

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 provided herein.

5.2.2.A. Height and Stories

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.B. Height Limits in Vicinity of Airports

Notwithstanding any other provision of this Code, 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 in conflict with an adopted Airport Land Use Compatibility Plan.

5.2.2.C. Height Exceptions for Certain Structures

The following structural components or appurtenances are allowable exceptions to height limitations which shall not be counted towards the calculation of a project's height:

1. Towers, penthouses, and other roof structures for the purpose of shelter for mechanical equipment, wind turbines, cupolas, water tanks, church steeples, carillon towers, radio television antennas, chimneys, and similar structures and necessary mechanical appurtenances may be erected on a building, provided that no such exception shall cover

DRAFT

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.

2. Structures attached to the roof of a building providing recreational amenities, including lattices, sunshades, equipment, landscaping, or similar amenities, provided that such amenities do not exceed 10 feet in height as measured from the top of the height of a building, as defined in Chapter 7, to the highest point of the amenity structure.
3. Amateur radio (ham radio) antennas may be erected at heights and dimensions sufficient to accommodate amateur service communications in compliance with Title 47, Part 97 of the Code of Federal Regulations.

5.2.3. Density Bonuses and Intensity Increases

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

In addition to the development standards and associated tables for each land use Section in this Chapter, the maximum density and intensity requirements may be increased through provisions within the Affordable Housing Incentive Program (Section 6.5.4) and Section 6.4.6.G.

5.2.4. Landscape Standards

5.2.4.A. Purpose

No changes.

5.2.4.B. Requirements for Institutional, Commercial, Industrial, and Multifamily Residential Use Categories

[AMENDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. - 2. *No changes.*

3. Landscape Screening Along Interior Property Lines.

a. No landscape planter shall be required for institutional, commercial, or industrial uses when adjacent to Commercial, industrial, institutional or agricultural uses.
b. No landscape planter shall be required along interior property lines of contiguous parcels within the same business complex, as defined in Chapter 7.
c. A minimum seven-foot wide continuous landscaped planter area shall be required for multifamily, institutional, commercial, or industrial uses when along property lines shared with any agricultural-residential or residential zoning district.

DRAFT

d. Landscaping within this planter shall consist of screen trees approved by Planning and Environmental Review, spaced 75% of selected species mature canopy diameter, not to exceed 30-feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five 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. - 11. *No changes.*

5.2.4.C. -5.2.4.I.

No changes.

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

No changes.

5.2.5.B. Measuring Height.

No changes.

5.2.5.C. Single-Family Residential and Neighborhood-Scale Multiunit Fences.

[AMENDED XX-XX-XXXX]

1. - 4. *No changes.*

5. 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 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.

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DRAFT

Fences over seven feet in height are permitted when setback three feet from an interior property line after first securing an approved building permit.

7. Exceptions.

Fences deviating from single-family residential and neighborhood-scale multiunit fence standards shall be subject to a Minor Special Development Permit.

5.2.5.D. - 5.2.5.I.

No changes.

5.2.6. Freestanding Flag Poles

[ADDED 07-16-2020][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

5.2.6.A.

On any property primarily developed with a single-family or neighborhood-scale multiunit residential use, freestanding flag poles are permitted by right, provided that the flag poles comply with the height and setback requirements for residential accessory structures found in Table 5.10, except that encroachment of up to 10 feet is allowed into front yard setbacks.

5.2.6.B. - 5.2.6.C.

No changes.

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

No changes.

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. Purpose

No changes.

5.4.2. Low Density Residential Development Standards

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED 06-11-2026]

DRAFT

5.4.2.A. Applicability

[AMENDED 09-09-2022][AMENDED 06-11-2026][AMENDED XX-XX-XXXX]

1. The standards of Section 5.4.2.B apply to:
    a. Lots created for Single-Family Attached or Detached-and Neighborhood-Scale Multiunit residential in all zoning districts, where allowed.
    b. All Single-Family Attached, or Detached and Neighborhood-Scale Multiunit, subdivisions.
    c. -e. *No changes.*
2. The standards of Section 5.4.2.C apply to:
    a. Projects for Single-Family Attached or Detached, Neighborhood-Scale Multiunit, Family Daycare Home, and Residential Care Homes in all zones where permitted but not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.
    b. -d. *No changes.*
3. *No changes.*

5.4.2.B. Lot and Subdivision Standards – Low Density Residential

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

1. *No changes.*
2. Lots created for Single-Family Attached or Detached and Neighborhood-Scale Multiunit residential in all zoning districts, where allowed, shall be subject to the standards of Table 5.7.A.
3. Subdivisions for new Single-Family or Neighborhood-Scale Multiunit residential in all zones, where allowed, shall also be subject to the standards of Table 5.7.B.
4. -5. *No changes.*

Table 5.7.A. Lot Standards – Low Density Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

This table has been split into multiple tables to comply with accessibility requirements. The following three tables shall all be referred to as a part of Table 5.7.A.

Required Density	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	All Other Zones

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Maximum Density (dwelling units/gross acre) [1][2][3]	1	2	3	4	5	7	10	[4]

Lot Standards - Single-Family Detached and Attached [5][10]	**RD-1**	**RD-2**	**RD-3**	**RD-4**	**RD-5**	**RD-7**	**RD-10**	**All Other Zones**
Minimum Interior Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	5,200	4,000	3,000	N/A
Minimum Corner Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	6,200	5,200	3,500	N/A
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	75	75	65	65	52	40	30	30
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	75	75	65	65	62	52	35	35

Lot Standards – Neighborhood-Scale Multiunit [5]	**RD-1**	**RD-2**	**RD-3**	**RD-4**	**RD-5**	**RD-7**	**RD-10**	**All Other Zones**
Minimum Interior Lot Area (square feet) [6]	N/A	N/A	10,000	10,000	8,500	6,200	6,000	N/A
Minimum Corner Lot Area (square feet) [6]	N/A	N/A	10,000	10,000	8,500	8,500	7,000	N/A
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	N/A	N/A	80	80	80	62	60	60
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	N/A	N/A	80	80	80	80	70	70

N/A = Not Applicable

[1] 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.

[2] If specified within an adopted Master Plan or Specific Plan, density may be calculated at net acre (double or triple net) instead of gross acre.

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[3] New lots created with Parcel Maps shall use the density calculation methodology of Section 7.1.13.

[4] See Section 3.5.1.B through 3.5.1.J for allowed densities for residential product types in all other zones, where allowed.

[5] Unless otherwise noted, lot standards are based on net lot area, as defined in Chapter 7.

[6] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090.

[7] In the RD-5 and RD-7 zones, 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. Where permitted, the required minimum lot width for neighborhood-scale multiunit and multifamily residential in this scenario is 100 feet.

[8] Up to two lots may be served by a private drive without meeting the public street frontage requirement. [AMENDED 04-07-2016].

[9] In the RD-5 and RD-7 zones, 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.

[**10] Where permitted, Single-Family Attached lot standards are half of those provided in this table.**

Table 5.7.B Subdivision Standards – Single-Family and Neighborhood-Scale Multiunit Residential

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

Subdivision Standard	Requirement
Lighting - Improvement	Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards.

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Standards Compliance	
Lighting - Maximize Safety and Minimize Glare	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.
Lighting - Reduction in Light Pollution	Nighttime pollution of the sky is discouraged by following illumination levels required for safety per Illuminating Engineering Society of North America (IESNA).
Signage - Design and Standards	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."
Walls and Fences	Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."
Landscaping	Landscaping shall be provided in conformance with Section 5.2.4.

5.4.2.C. Project Development Standards – Single-Family Attached and Detached and Neighborhood-Scale Multiunit Residential

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

The development standards for single-family and neighborhood-scale multiunit residential projects in all zones where allowed but not governed by other specific plan, special planning area, or neighborhood preservation area standards are summarized in Table 5.7.C.

Table 5.7.C. Project Development Standards – Single-Family Attached and Detached, and Neighborhood-Scale Multiunit Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

This table has been split into multiple tables to comply with accessibility requirements. The following two tables shall all be referred to as a part of Table 5.7.C.

Development Standard	Requirement
Minimum Front Yard [1][2][9]	20 ft (Without PUPF) / 24 ft (With PUPF)
Minimum Interior Side Yard [1][2][3][9]	5 ft (1-2 story) / 10 ft (3 story)
Minimum Rear Yard [1][2][9]	- Lot Depths greater than 125 feet: 25 ft - Lot Depths less than or equal to 125 feet: 20 percent of the average lot depth.
Projection Into Rear Yard [1][2][9]	- The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within

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	the buildable portion of the lot (see Figure 5-11-A). - In no case shall encroachment result in a setback of less than 10 feet for one story buildings and 15 feet for two and three story buildings. - One story portions of multistory dwellings are permitted to encroach into the rear yard setback down to 10 feet, provided that the height of the portion of the building does not exceed 16 feet within 15 feet of the rear property line (see Figure 5-11-B).
Minimum Side Street Yard [1][2][9]	12.5 ft (Without PUPF) / 16.5 ft (With PUPF)
Maximum Building Height [4][9]	30 ft (1-2 story) / 40 ft (3 story)
Number of Kitchens [6][7]	No dwelling shall have more than one kitchen.
Parking Requirements	Refer to Section 5.9, "Off Street Parking"
Landscaping Standards	Refer to Section 5.2.5, "Landscaping Standards"
Mechanical Equipment	Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zoning Districts
Acoustical Standards - Maximum Interior Noise Levels	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 45dB LRdn under future (cumulative case) traffic conditions.

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.

[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[3] No setbacks are required from the property boundary dividing attached single-family residential units.

[4] In AG, AR, and RD-1 through RD-7 zones, maximum height may be increased to three stories subject to a Minor Special Development Permit and findings provided in Section 6.4.6.H.7 and Section 6.4.6.H.8.-In all other zones, a three-story single-family dwelling is permitted by right.

[5] [DELETED XX-XX-XXXX]

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[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.

[7] Outdoor kitchens are exempt.

[8] [DELETED XX-XX-XXXX]

[9] Limited deviations to development standards may be eligible for a Minor Special Development Permit, subject to required findings in Section 6.4.6.H.7. If the required findings cannot be met, deviations shall be subject to a Special Development Permit by the Zoning Administrator.

Figure 5-11-A: Single-Family Rear Setback Projection

No changes.

Figure 5-11-B: Stepping of Single-Family Dwellings Projecting into Required Rear Yard

No changes.

5.4.2.D. Architectural Standards for Manufactured Homes

No changes.

5.4.3. Multifamily Residential Development Standards

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED 06-11-2026][AMENDED XX-XX-XXXX]

5.4.3.A. Applicability

[AMENDED 09-09-2022][AMENDED 06-11-2026][AMENDED XX-XX-XXXX]

1. The standards of Section 5.4.3.B apply to:
    a. Lots created for Multifamily Residential projects in all zones, where allowed.
    b. *No changes.*
2. The standards of Section of 5.4.3.C apply to:
    a. Projects for Multifamily Residential in all zones where permitted but not governed by other specific plan, special planning area, or neighborhood preservation area standards. This shall include all new construction, retrofitting, and remodeling of existing construction of the above.

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b. *No changes.*

3. -4. *No changes.*

5.4.3.B. Lot Standards - Multifamily Residential

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

1. -4. *No changes.*

Table 5.8.A Lot Standards – Multifamily Residential

No changes.

5.4.3.C. Project Development Standards – Multifamily Residential

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

All multifamily projects shall be subject to the development standards of Table 5.8.B.

Table 5.8.B Development Standards - Multifamily Residential

[AMENDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

This table has been split into multiple parts to comply with accessibility requirements. The following six tables and two subsections (Driveway Dimensions, Lighting for Multifamily Housing) shall all be referred to as a part of Table 5.8.B.

Development Standard	Requirement
Minimum Front Yard [1][2]	19.5 ft (without PUPF) / 20.5 ft (with PUPF)
Interior Side and Rear Yards (feet) – Adjacent to Agricultural-Residential and Single-Family Residential Zoning Districts [2]	20 ft (1 and 2 story) 30 ft (3 story) 40 ft (4 story, adjacent to collector/arterial)
Interior Side and Rear Yards (feet) - All Other Circumstances [3]	10 ft (all stories)
Side Street Yard	19.5 ft (without PUPF) / 20.5 ft (with PUPF)

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Upper Story Stepbacks	Multistory buildings may be stepped-back to achieve minimum setback requirements for upper stories as shown in Figure 5-11-C and provided for in Chapter 3 of the Countywide Design Guidelines. Stepped-back upper stories may be utilized regardless of whether located adjacent to an LDR zone so long as each story meets the minimum setback requirements.
Multifamily Amenity Structures [4]	All Amenity Structures must remain outside of required perimeter landscape areas.

Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies into the):

Refer to Zoning Code Section 5.2.1.D for encroachments.

Maximum Height and Story Limits

Development Standard	Requirement
Maximum Height (feet) and Stories - Adjacent to or Within Low Density Residential Zoning Districts [2]	40 feet and three stories (except when adjacent to major collectors or arterials, see Allowed Height Increase- Major Collectors and Arterials, below).
Maximum Height (feet) and Stories - All Other Circumstances	- RD-10, RD-15, RD-20, RD-25: 45 ft and 4 story - RD-30 and all other zoning districts: 150 ft. and no story limit
Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.2 for height increases adjacent to transit.

Open Space Requirements [5][6]

Development Standard	**Requirement**
Minimum Private Open Space/Unit (square feet)	50 sf/unit; can be provided as private open spaces, common gathering spaces, or combination of both

All Other Requirements

Development Standard	**Requirement**
Parking Requirements	For multifamily residential parking requirements, refer to Section 5.9, "Off-Street Parking;" Table 5.18, "Vehicle Parking Amount for Residential Uses."
Signage Requirements	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."
Walls and Fences	Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."
Landscaping	Landscaping shall be provided in conformance with Section 5.2.4.

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Waste Enclosure Setbacks	From public ROW, private street: 20.5 ft (without PUPF) / 28 ft (with PUPF, 5 ft sidewalks) / 31 ft (with PUPF, 8 ft sidewalks) From Agricultural-Residential and Single-Family Residential zones: 20 ft
Waste Enclosure Requirements	All waste collection containers shall be located within an enclosed masonry area with a surrounding wall at least six feet high and no taller than eight feet in height, with an appropriate solid gate. Waste enclosure areas shall be designed to the County's latest stormwater quality source control design standards, including drains and covers, if required. Waste collection containers including garbage, recycling, and organics shall be adequately sized with appropriate frequency collection to provide for the waste generation needs of the business or residents, pursuant to SCC 6.20. Waste enclosures shall be located for functional use by occupants and safe collection by commercial franchise waste haulers.
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.
Acoustical Analysis	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 45dB Ldn under future (cumulative case) traffic conditions.

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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: 19 feet.

c. or curbed internal street with parallel parking on one side: 28 feet.d. For curbed internal street with parallel parking on both sides: 36 feet.

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.
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 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 hour prior to dawn and one-half hour past dusk.
6. 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 shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America.

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] 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.

[2] For these standards, 'adjacent' shall mean sharing at least one property boundary outside of the Right-of-Way (ROW). Additional yard area applies only to shared property boundary areas, if adjacent to agricultural-residential and single-family residential zones.

[3] Contiguous parcel boundaries may be ignored if parcels are being developed as a single project.

[4] Amenity structures include carports, pool houses, garages, laundry rooms, leasing offices, and other structures when not attached to Multifamily Residential units.

[5] Common gathering spaces: versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation; these areas accommodate a diverse range of amenities, including but not limited to: barbeque areas, picnic tables, community gardens, dog

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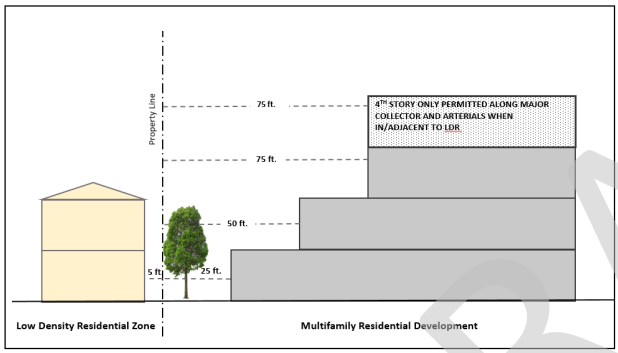
parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.

[6] Private open spaces: ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

Figure 5-11-C: Example of a Stepped Back Multifamily Building

[ADDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

Figure below to be updated.



5.4.5. Residential Accessory Structures, and Accessory Dwelling Units

[AMENDED 09-09-2022]

5.4.5.A. Development Standards for Residential Accessory Structures

[AMENDED 07-16-2026] [AMENDED XX-XX-XXXX]

1. -2. *No changes.*
3. Deviations from the standards of this Section may be permitted with a Minor Special Development Permit, subject to findings provided in Section 6.4.6.D.1.a.ii.

Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed

No changes.

Figure 5-11-D: Measurement Between Primary Dwelling and Residential Accessory Structures

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No changes.

Table 5.10.B Development Standards – Incidental Agricultural Accessory Structures in Residential Zoning Districts

No changes.

5.4.5.B. Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units in All Zoning Districts

No changes.

5.4.6. Mobile Home Park Development Standards

[ADDED 09-10-2026]

This section shall regulate mobile home parks in any zone. All mobile homes within mobile home parks are subject to architectural standards provided in Section 5.4.2.D. New and expanding mobile home parks are subject to design review, in addition to, if applicable, required entitlements as provided in Table 3.1. Individual mobile homes within a mobile home park are not subject to design review.

Mobile Home Parks shall comply with standards provided in Table 5.12.A. Deviations from standards provided in Table 5.12.A are subject to a Special Development Permit by the Zoning Administrator.

Table 5.12.A Development Standards for Mobile Home Parks

No changes.

5.4.7. – 5.4.8.

No changes.

5.5. COMMERCIAL ZONING DISTRICTS

[AMENDED 07-16-2020]

5.5.1. Purpose and Applicability

No changes.

5.5.2. Commercial and Institutional Development Standards

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5.5.2.A. Development Standards Summary

Lots created within commercial zoning districts or for commercial or institutional purposes in other zoning districts where allowed, and all commercial and institutional projects, shall be subject to the development standards of Table 5.13, as follows:

- For the creation of new lots, the lot area and width requirements of Table 5.13 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.
- Development of commercial projects in the commercial zoning districts is subject to the applicable development standards in Table 5.13.
- Development of commercial projects in non-commercial zoning districts is subject to the lot and development standards of the LC/GC zones as summarized in Table 5.13.
- Development of institutional projects is subject to the development standards of the BP zone unless specified in Table 5.13.

All commercial and institutional development is subject to Design Review in accordance with the County-wide Design Guidelines.

Table 5.13 Commercial Lot and Commercial and Institutional Project Development Standards
Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Development Standards - Yard Requirements (ft.) Commercial Uses

Required Development Standard	BP	C-O	LC, GC
Minimum Required Interior Side and Rear Yards, Adjacent to Neighborhood-Scale Multiunit or Multifamily Use [2]	24	24	20
Minimum Required Interior Side and Rear Yards, Adjacent to Nonresidential Use [2]	0	0	0
Minimum Required Interior Side and Rear Yard, Adjacent to Single-Family or Mobile Home Park Use	24 (one-story); 100 (two-story or more)	24 (one-story); 100 (two-story or more)	24 (one-story); 100 (two-story or more)

Development Standards - All Other Requirements, Commercial Uses

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Development Standard	Requirement
Maximum Building Height (ft.) [3]	50

[3] Deviations to maximum height shall be subject to a Special Development Permit by the Planning Commission and findings provided in Section 6.4.6.H.7.

5.6. INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS

[AMENDED 07-16-2020]

5.6.1. Purpose and Applicability

No changes.

5.6.2. Industrial and Industrial Park Development Standards

[AMENDED 01-12-2019]

5.6.2.A. Development Standards Summary

Lots created within the industrial zoning districts or for industrial uses in other zoning districts where allowed, and all industrial projects, shall be subject to the development standards of Table 5.14, as follows:

- For the creation of new lots, the lot area requirement regulates minimum lot size and configuration for each zoning district and is not necessarily as optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.
- Development of industrial projects in the industrial and industrial park zoning districts is subject to the applicable development standards in Table 5.14.
- Development of industrial projects in non-industrial zoning districts is subject to the lot and development standards of the M-1 (Light Industrial) zone as summarized in Table 5.14.

All industrial development in subject to Design Review in accordance with the County-wide Design Guidelines.

Table 5.14 Industrial and Industrial Park Lot and Project Development Standards

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

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Yard Requirements, Building Height, and Landscaping Requirements

Required Development Standard	M-1 & M-2	MP
Minimum Required Front and Side Street Yard (ft.)	50 (Without PUPF) / 56 (With PUPF)	25 (Without PUPF) / 31 (With PUPF)
Minimum Required Interior Side and Rear Yards, Adjacent to Neighborhood-Scale Multiunit or Multifamily Use (ft.) [1][2]	20	20
Minimum Required Interior Side and Rear Yards, Adjacent to Non-Residential Use (ft.) [1][2]	0	0
Minimum Interior Side and Rear Yard, Adjacent to Agricultural Zone With Any Use (ft.)	10	10
Minimum Required Interior Side and Rear Yard Adjacent to Single-Family or Mobile Home Park Use (ft.) [2][3]	24 (1-story); 100 (2-story or more)	24 (1-story); 100 (2-story or more)
Maximum Building Height (ft.) [4]	100	40

[4] Deviations to maximum height shall be subject to a Special Development Permit by the Planning Commission and findings provided in Section 6.4.6.H.7.

5.8.

No changes.

5.9. OFF-STREET PARKING

[AMENDED 09-09-2022]

5.9.1. General Provisions

No changes.

5.9.2. Vehicle Parking Requirements

[AMENDED 09-09-2022]

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.

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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

[AMENDED 12-01-2017] [AMENDED 09-09-2022] [AMENDED 07-11-2024]

Vehicular parking requirements for residential uses are provided in Tables 5.18. See Section 5.9.5 for parking reduction allowances.

Table 5.18 Vehicle Parking Amounts for Residential Uses [1]

[AMENDED 09-09-2022] [AMENDED 07-11-2024] [AMENDED XX-XX-XXXX]

Residential Use	Minimum Parking Amounts
Single-Family, Detached; Single-Family, Attached	2 spaces per dwelling unit (DU)
Neighborhood-scale Multiunit	1 space per DU
Multifamily Dwelling Project, Non-Age Restricted	Studio/One Bed/Two Bed: 1 space per DU Three + Bed: 2 spaces per DU Visitor [3]: 0.5 spaces per DU
Multifamily Dwelling Project, Age Restricted	0.5 spaces per DU (fully improved); 0.5 spaces per unit overflow or future parking reserve [2]; Visitor[3]: 0.5 spaces per DU
Mobile Home Park	Two spaces for each travel trailer and mobile-home space, plus one additional guest space for each eight mobile-home spaces within the park
Group Living Facilities [4]	One space for every two occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the California Building Standards Code (CBS), except that fraternity or sorority houses and dormitories located within one-half mile of the property line of the institution they use shall provide at least one parking space for every four occupants based on the maximum occupant load of the sleeping or dining area, whichever is greater, as determined from the CBS.
Residential Unit Used As Residential Care Home	Two spaces per dwelling unit, plus one additional space for every six adults receiving care in the home.
Residential Unit Uses as Family Day Care Home	The number of spaces as required for the dwelling unit type as provided for in Table 5.18.
Residential Unit Used As Foster Home	Two spaces per dwelling unit, plus one additional space for every 10 or more persons receiving care in the home.

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Emergency Shelter and Low Barrier Navigation Centers	Minimum of one space for every staff person.

[1] Motorcycle and bicycle parking spaces shall also be required and provided in accordance with Sections 5.9.8. and 5.9.9., respectively.

[2] Overflow parking shall be used for additional parking for peak demand periods, i.e., Christmas, Easter, Mother's Day and other major religious or secular holidays, while maintaining a landscaped atmosphere with usable open space. Overflow parking shall be 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.

[3] Visitor parking may be satisfied with on-street parking spaces on the property or on adjacent street frontages, at a 1:1 ratio.

[4] This category includes Boarding Houses, Fraternity or Sorority Houses, Dormitories, and similar.

Table 5.19

[DELETED 09-09-2022]

5.9.2.B. - 5.9.2.D.

No changes.

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.

No changes.

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. *No changes.*

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2. **Back out Parking.** Parking areas for commercial, industrial, and multiple family residential uses, not including neighborhood-scale multiunit 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. -4. *No changes.*

5.9.3.C. - 5.9.3.E.

No changes.

5.9.3.F. Specific Standards for Residential and Mixed-Use Projects with Residential

[AMENDED 09-09-2022] [AMENDED 1-13-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

1. Applicability.

In addition to the general standards of Sections 5.9.3 and 5.9.4, all residential and mixed-use projects with residential must follow the standards of this Section, as applicable.

2. Single-Family and Neighborhood-Scale Multiunit Residential Development.

Areas used for vehicle parking for single-family detached, and neighborhood-scale multiunit projects shall be governed by this Section. Single-family attached projects shall utilize the standards of Section 5.9.3.F.3.

a. - g.

No Changes.

3. Multifamily and Mixed-Use Projects

Table 5.25 Parking Size, Location, and Configuration Standards for Multifamily Residential and Residential Portion of Mixed-Use Projects

[AMENDED 1-13-2022][AMENDED 09-10-2026]

This table has been split into multiple tables to comply with accessibility requirements. The following two tables shall all be referred to as a part of Table 5.26.

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Garage and Driveway Dimensions

Standard	Minimum Requirement
General Size - If Provided	Minimum interior dimension of garages shall be 10 feet wide and 20 feet deep. Reductions in length and/or area of up to 10% of the standard may be considered administratively, if project demonstrates proposed garage will accommodate at least one standard sized vehicle.
Driveway Dimensions	When a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet. When opening into an internal drive, the driveway shall be a minimum of 10 feet.

Parking Location

Standard	Minimum Requirement
Compact Spaces	Up to 50% of unassigned spaces may be compact spaces. Unassigned standard and compact spaces shall be evenly distributed throughout the project.
Parking Area Separation	Parking and paving directly touching against residential buildings shall be avoided. Minimum requirements for planters between residential buildings and parking areas are provided in Section 5.2.4.F, Table 5.2.
Tuck Under Parking	Permitted, provided that direct access to tuck under stalls is provided from a private driveway, alley, or street (public or private) with a design width of 32 feet or less pursuant to the Sacramento County Department of Transportation's Improvement Standards.
Parking Location - Multifamily Residential or Mixed-Use Development	At least one 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. For Mixed-Use Developments, 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.
Tandem Parking - Residential Unit Used As Family Day Care Home	Permitted per the standards of Section 5.9.3.D.1.
Tandem Parking - Multifamily Residential or Mixed-Use Project	Permitted subject to the following conditions: 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 feet in width by 34 feet in length.
Off-site Parking Criteria	Per the standards of Section 5.9.7.A.

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Parking Lot Screening	Per the Standards of Section 5.9.4.F.

5.9.4.

[AMENDED 09-09-2022][AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

5.9.4.A. Drainage and Stormwater Quality Facilities

No changes.

5.9.4.B. Surfacing Requirements

1. *No changes.*
2. Parking areas using porous pavements, excluding single-family dwellings or neighborhood-scale multiunit, 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. *No changes.*

5.9.4.C. - 5.9.4.J.

No changes.

5.9.5. - 5.9.8.

No changes.

5.9.9. Bicycle Parking Requirements

5.9.9.A. Bicycle Parking Facility Classifications

No changes.

5.9.9.B. Minimum Bicycle Parking Requirements

[AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

Bicycle parking spaces shall be provided in compliance with the minimum requirements in Table 5.29 and the standards in Section 5.9.9.C.

Table 5.29 Bicycle Parking Facility Requirements [1]

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Use	Long-Term Bicycle Spaces	Short-Term Bicycle Spaces	Long-Term Bicycle Parking Facility Class	Short-Term Bicycle Parking Facility Class
All commercial, mixed-use, and service uses not otherwise listed	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two 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	One bicycle space for every 50 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Industrial	One bicycle space for every 50 vehicle spaces required or two spaces	Two Spaces	Class I lockers, or Class II racks in an enclosed lockable area	Class II or Class III racks
Office and institutional uses within commercial and industrial zoning districts	One bicycle space for every 30 vehicle spaces required or two spaces, whichever is greater	One bicycle space for every 60 vehicle spaces required or two 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	[2]	[2]	[2]	[2]
Multiple Family	25 percent of required vehicle spaces, minimum 2 bicycle parking spaces	One space per 10 required long term bicycle-spaces.	Class I or Class II racks; for developments with greater than 30 dwelling units, at least 25 percent of long term bicycle	Class I or Class II racks

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	parking shall be Class I lockers

[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 50 percent.

[2] Bicycle parking shall be determined at the time of issuance of a Conditional Use Permit, but shall require a minimum of two long-term (Class I lockers, or Class II racks in an enclosed lockable area) and two short-term (Class II or Class III) spaces. For institutional uses that do not require a Use Permit the requirements for institutional uses in commercial zoning districts shall apply.

5.9.9.C. Design Standards

No changes.

5.9.10.

No changes.

5.10. SIGN REGULATIONS

No changes.

5.11. FINDINGS FOR PROJECTS IN FLOOD HAZARD ZONES

No changes.

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Chapter 6: Administration

Sacramento County Zoning Code

Chapter 6: Administration

6.1. GENERAL PROVISIONS

6.1.1. - 6.1.2.

No changes.

6.1.3. Appeals

No changes.

6.1.3.A. Notice of Appeal

[AMENDED XX-XX-XXXX]

Appeals of determination or actions of the officers or agencies mentioned in this Section may be taken by filing written notice thereof with the Secretary of the Planning Commission not later than 10 calendar days after the day on which the act or determination appealed from was made. A filing fee set by resolution of the Board of Supervisors shall accompany the Notice of Appeal. In computing the time within which the Notice of Appeal shall be filed, the day on which the act of determination was made shall include the next working day. The 10-day period for filing the notice of appeal shall not be waived.

No filing fee shall be required if the appeal is filed by a Community Planning Advisory Council (CPAC), and if there is a community-wide interest in the appeal. For a CPAC appeal of a residential project (includes single-family, multifamily, and mixed use with a residential component): the standard appeal fee is required as provided in the adopted fee schedule; or, alternatively, the fee may be waived if all the following occur:

1. The CPAC votes unanimously to recommend denial of the project;
2. The CPAC votes unanimously, at the same meeting as the first action, to pre-authorize the appeal; and
3. The CPAC Chair meets with the Board member representing the affected district to discuss reasons for the appeal prior to the hearing before the final decision making body (not the appeal hearing).

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The appeal form must specify the community-wide interest. Community-wide interest means that the project could potentially adversely affect properties beyond the immediate neighborhood (properties within 500 feet), in terms of traffic, noise, aesthetics, drainage, or other impacts. In addition, the project would set a precedent for a use of land that has policy implications for the larger community.

6.1.3.B. - 6.1.3.C.

No changes.

6.1.3.D. Board of Zoning Appeals

1. **Jurisdiction.** The Board of Zoning Appeals shall hear and decide all appeals from the actions of the Zoning Administrator, Chief Building Inspector or Planning Director relating to the provisions of this Code. However, the appeal shall be heard by the Board of Supervisors if it is filed on the basis of any of the following.
    1. The action appealed may have a significant effect upon the environment, or
    2. An Environmental Impact Report has not been prepared or is deficient in any manner; or
    3. A decision of the decision-makers named in this Section relates in any manner to an adult bookstore, adult motion picture theater, adult live theater, or an adult video tape store.
2. **Hearings.** Upon receipt of a Notice of Appeal of a decision or act to be heard by the Board of Zoning Appeals, the Secretary of the Planning Commission shall schedule the hearing within 30 days. This shall not be construed to require the hearing to occur within 30 days.
3. *No changes.*

6.1.3.E. Planning Commission Appeals

No changes.

6.1.3.F. Board of Supervisors

1. **Appeals.** The Board of Supervisors shall hear all appeals from the actions of the Planning Commission. Upon receipt of a notice of appeal of a decision of the Planning Commission, the Secretary shall transmit to the Clerk of the Board of Supervisors all records relating to

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the appeal. The Clerk of the Board of Supervisors shall schedule the hearing within 30 days. This shall not be construed to require the hearing to occur within 30 days.
Notice of the hearing shall be given as provided in the User Guide, provided however, where the matter being appealed is a recommendation by the Planning Commission against the adoption of an amendment of this Code to change property from one zoning district to another the only notice given shall be the notice required by CA GOV §65854 unless additional notice is directed by the Board of Supervisors.
In addition to any other matters set forth in the notice, the notice of the hearing shall contain the following statement:
"The decision of the Board of Supervisors shall be final for all purposes unless a court review thereof is commenced within 30 days after such a decision becomes final."

2. *No changes.*

6.1.3.G. Limitations of Actions

No changes.

6.1.4. Fees

6.1.4.A. – 6.1.4.D.

No changes.

6.1.4.E. Determination of Land Use Type Table For Fees

[AMENDED XX-XX-XXXX]

4. The land use zoning districts listed in Table 6.1 shall be included within the corresponding land use type listed in the Table and such land use types shall be used for all purposes, specified pursuant to Chapter 16.87 of the SCC, including establishing, paying, and collecting roadway fees and transit fees.

   Special Planning Area Land Use Zone (SPA) and Combining Land Use Zoning Districts shall be included within the land use types in this Section as designated by the Planning Director, who shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed in the areas within the SPA or Combining Zoning Districts.

   Table 6.1 Land Use Types Corresponding to Zoning Districts

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Land Use Type	Zoning District
Single-family Residential	AR-10 through RD-7 and RM-2
Multiple Family Residential	RD-10 through RD-40
Commercial	GC, LC, C-O
Business and Professional Office	BP
Industrial	M-1, M-2
Industrial/Office Park	MP

Uses allowed by Conditional Use Permit in any of the zoning districts described in this subdivision shall be included within the land use types in Table 6.1 as designated by the Planning Director, instead of being included on the basis of the underlying land use zoning district in effect on the parcel of property. The Planning Director shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed by the Conditional Use Permit.

5. In any land use zoning district specified in subdivision (a), no building permit shall be issued (and no improvement plans for a mobile home park shall be approved) until the roadway fees and transit fees are paid as required by Chapter 16.87 of the SCC.

6.1.5. Lapse of Permits Generally

6.1.5.A. – 6.1.5.E.

No changes.

6.1.5.F. Effectuating Actions

[AMENDED XX-XX-XXXX]

The following actions effectuate approvals issued pursuant to this Chapter:

1. *No changes.*
2. Issuance of a grading permit or approval of improvement plans by County Engineering.
3. Recordation of a final map to the satisfaction of the County Surveyor.
4. For approvals that do not require a building permit, improvement plans, or grading permit, the issuance of a business license by the Department of Finance.
5. – 6. *No changes.*

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6.1.6. Amendments To An Entitlement

No changes.

6.2. - 6.3.

No changes.

6.4. SPECIAL PERMITS

6.4.1. - 6.4.5.

No changes.

6.4.6. Special Development Permits

[AMENDED 09-09-2022]

6.4.6.A. - 6.4.6.C.

No changes.

6.4.6.D. Decision Authority and Approval Criteria

[AMENDED 09-09-2022][AMENDED 09-10-2026] [AMENDED XX-XX-XXXX]

1. The appropriate authority may issue a Special Development Permit to allow deviations from any development standard in this Title. To grant a Special Development Permit, the appropriate authority shall find and record in writing that the establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. Approval authority for review and decisions on Special Development Permits is as summarized in Sections 6.4.6.D.1.a through 6.4.6.D.1.e.
    a. **Minor.** The Planning Director and their designee shall be the appropriate authority to hear and decide applications for a Special Development Permit for requests enumerated in subsection 6.4.6.D.a.i. and as otherwise specified in this Code. Minor Special Development Permits (SPMs) do not require a public hearing or

DRAFT

review by CPACs. An SPM for a Multifamily Residential project shall be processed concurrently with any other entitlement required for the project.

i. Up to two deviations from Multifamily Residential development and design standards except as specified below, subject to the findings listed in subsection 6.4.6.H.6. A deviation shall be a request to reduce or modify one development or design standard, such as but not limited to: one property line setback, landscaping planter width, building orientation, open space requirement, architectural elements, increase in height, etc.

1. Deviations requested under an SPM may not exceed 25% of the required standard. Any fractions shall be rounded down to the closest whole number.
2. If a project of five or more new units includes Housing for Special Needs Groups, one additional deviation may be considered under an SPM as well as density increases as defined in Section 6.4.6.G.
3. Reductions in multifamily residential parking space requirements are covered by Section 5.9.5.C. Requests to further reduce required multifamily residential parking spaces are not permitted under an SPM and must be reviewed at the Zoning Administrator level.

ii. Deviations from an applicable single-family or neighborhood-scale multiunit development standard, such as, but not limited to, required setbacks, height increases, open space requirements, and parking requirements.

1. Deviations requested under an SPM shall not exceed 25% of the required standard. Any fractions shall be rounded down to the closest whole number.

b. **Zoning Administrator.** The Zoning Administrator shall be the appropriate authority to hear and decide applications for a Special Development Permit, except as otherwise specified in this Code.

c. **Planning Commission.** The Planning Commission shall be the appropriate authority to hear and decide all applications for a Special Development Permit for the requests enumerated herein or as otherwise specified in this Code.

i. Deviations from the 100-foot setback for multistory commercial and industrial buildings adjacent to single-family residential.

ii. Density bonuses unless permitted per Sections 6.4.6.G and/or 6.5.4.

d. - e. *No changes.*

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6.4.6.E. - 6.4.6.F.

No changes.

6.4.6.G. Density Bonuses and Intensity Increases

[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

Development shall not exceed a land use density, which conforms to the requirements of the zoning district in which the project is located, except that the hearing authority may permit increased densities over the maximum permitted by the zoning district, as listed in subsections 6.4.6.G.1through 3.

1. **Housing Incentives for Special Needs Groups.** Density increases of up to 15 percent of permitted density may be approved through a Minor Special Development Permit pursuant to Section 6.4.6.D, for projects that meet the following requirements.
    a. The project is a multifamily or mixed-use development with five or more new units located in a high density residential or commercial zoning district.
    b. -c. *No changes.*
2. -5. *No changes.*

6.4.6.H. Types of Findings

[AMENDED 12-01-2016][AMENDED 05-11-2018][AMENDED 12-20-2019][AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

1. -6. *No changes.*
7. Deviation from Maximum Height. In addition to the general findings in Section 6.4.6.H.1., the appropriate authority shall not issue a Special Development Permit to deviate from maximum height standards, unless the appropriate authority makes the following findings. The following findings shall not be required for freestanding flag poles, communication facilities and uses (as provided in Table 3.1), structures supporting agricultural uses, or customarily incidental support structures with less than a 1,600 square foot base that occupies less than 15 percent of the area of the subject property:
    a. There are no substantial adverse effects related to the proposed deviation from maximum height; or the adverse effects identified in analysis of the proposed project have been adequately mitigated through incorporated design features. Potential design features that mitigate a project's adverse effects may include, but

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not limited to, larger yards, landscaping, material selection, window/balcony placement, unique massing, and monitoring/security technology. The appropriate authority shall consider the following in their analysis:

i. Effects on adjacent parcels related to, as applicable, glare, reflected heat, and shadows of the proposed building;
ii. Zoning and existing use of contiguous parcels;
iii. Elevation and topography of the subject and contiguous parcels;
iv. The height and number of stories of any structures on contiguous parcels; and
v. The undesirable effect for a higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.

b. The proposed structure does not exceed 75 feet in the RD-1 through RD-25 zones.

6.4.6.I. - 6.4.6.J.

No changes.

6.5. - 6.7.

No changes.

6.8. State Legislation

6.8.1. Purpose

No changes.

6.8.2. Residential Legislation

6.8.2.A. – 6.8.2.B.

No changes.

6.8.2.C. Middle Class Housing Act (2022)

[AMENDED XX-XX-XXXX]

1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.

DRAFT

2. In the commercial, C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Middle Class Housing Act of 2022 (CA GOV §65852.24 and §65913.4) are permitted by right.

6.8.2.D. Affordable Housing and High Road Jobs Act (2022)

[AMENDED XX-XX-XXXX]

1. This section is valid until January 1, 2033, unless otherwise extended by State legislation.
2. In the commercial, C-O, and industrial zones, multifamily projects developed in compliance with all provisions of the Affordable Housing and High Road Jobs Act of 2022 (CA GOV §65912.100 - §65912.105, §65912.110 - §65912.114, §65912.120 - §65912.124, and §65912.130 - §65912.131), shall be permitted by right.

6.8.2.E. – 6.8.2.F.

No changes.

6.8.3. Institutional and Commercial Legislation

6.8.3.A. Community Clinics (2024)

[AMENDED XX-X-XXXX]

Community clinics, as defined in Chapter 7.3, are permitted by right in all zones where office, retail, health care, or parking are a principally permitted use. As such, in the C-O, commercial, and industrial zoning districts, community clinics are permitted by right. Community clinics shall be subject to development standards applicable for commercial uses.

6.8.3.B. Hydrogen Fueling Stations (2024)

No changes.

6.8.4. Industrial Legislation

No changes.

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Chapter 7: Definitions and Acronyms

Sacramento County Zoning Code

Chapter 7: Definitions and Acronyms

7.1. - 7.2.

No changes.

7.3. CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter Three, Use Regulations.

Only terms being modified by this Zoning Ordinance Amendment are shown below.

Adaptive Reuse

[ADDED XX-XX-XXXX]

The reuse or conversion of an existing building for a purpose other than that for which it was originally built or designed. Adaptive reuse includes but is not limited to the conversion of existing non-residential buildings to multifamily uses.

Dwelling, Duplex

[AMENDED 07-16-2020] [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

A development consisting of a single building on a single lot that is designed and intended for occupancy by two households living independently of each other, each in a separate dwelling unit. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances.

Dwelling, Single-family Attached

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

An attached dwelling unit entirely within a separate, privately owned lot. Examples include rowhomes, townhomes, and halfplexes. The lot may be located within a common lot owned by the project homeowners association. The property line describing the townhouse lot must follow the common wall of adjoining units and the outer edge of the unit's exterior walls, but may extend outward to include patios, detached garages, entry areas, parking spaces, and similar features.

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Dwelling, Triplex/Fourplex

[ADDED XX-XX-XXXX]

A development on a single lot consisting of three or four dwelling units intended for occupancy by three (triplex) or four (fourplex) households living independently of each other, each in separate units. A triplex shall consist of three attached units attached to each other. A fourplex may be developed as four attached units attached to each other or a cluster development of two buildings each with two attached units attached to each other. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances.

Dwelling, Multifamily

[AMENDED 07-16-2020][AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

A development on a single lot consisting of five or more households living independently of each other, each in a separate dwelling unit, including apartments for rent (including apartments designated for transitional and/or supportive living) and condominiums. The development may consist of a project composed of five or more dwelling units of any type within a single building or multiple buildings. For example, a complex consisting of 10 individually detached units will be classified under this use. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances. Developments consisting of three and four units not otherwise classified under the definition of "Triplex/Fourplex Dwelling" shall be classified under this use.

Neighborhood-Scale Multiunit

[ADDED XX-XX-XXXX]

Neighborhood-Scale Multiunit buildings include duplex (two unit), triplex (three unit), and fourplex (four unit) development types. Neighborhood-Scale Multiunit Projects are intended to match the scale of and complement existing single-family neighborhoods. Units counted towards this definition shall not include accessory dwelling units, agricultural accessory dwellings, farmworker dwellings, or other similar additional dwelling allowances

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7.4. ACRONYMS

[AMENDED 09-10-2026]

Only acronyms being modified by this Zoning Ordinance Amendment are shown below.

Zones

[AMENDED 09-10-2026][AMENDED XX-XX-XXXX]

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Title IV: Interim Zones

Adopted July 27, 1977
Amended March 3, 1979 & April 12, 1979 & June 7, 1979 & February 28, 1980 & July 10, 1980 & December 17, 1981 & July 22, 2015 & September 10, 2026 & Month XX, YYYY

Chapters 1-8

No changes.

Chapter 9: INTERIM COMMERCIAL ZONES

INTERIM AUTO COMMERCIAL ZONE (AC)

409-70. PURPOSE

No changes.

409-71. PERMITTED, CONDITIONALLY PERMITTED, AND PROHIBITED USES

Table IV-4 provides a list of uses explicitly permitted and conditionally permitted in the AC zone. If a use is not listed in Table IV-4, it shall be regulated by the use standards of the General Commercial (GC) zone in Section 3.2.5 of this Code. Within Table IV-4, listed uses shall only be subject to additional use standards provided in Chapter 3 of this Code if referenced in the "Use Standards" column.

If an AC zoned parcel is within a Commercial Corridor (COR) combining zone, the explicitly permitted and conditionally permitted uses in Table IV-4 shall take precedence over COR use standards. Regulation of AC (COR) zoned parcels should first refer to Table IV-4, then, if a use is not listed, the COR use standards in Chapter 4 of this Code, then, if such use is not listed in either zone's standards, the GC zone standards in Chapter 3 of this Code.

Table IV-4

No changes.

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409-72. DEVELOPMENT STANDARDS

All structures and uses in the AC zone must comply with the development standards for the General Commercial (GC) zone, as set forth in Chapter 5 of this Code. This includes, but is not limited to, standards for lots, signs, landscaping, and fencing.

If an AC zoned parcel is within a COR combining zone, development associated with uses as permitted in Table IV-4 shall be subject to development standards for the General Commercial (GC) zone as set forth in Chapter 5 of this Code. Development for any other uses shall be subject to the (COR) combining zone.

409-73. APPLICATION FOR REZONE TO AUTO COMMERCIAL

No changes.

INTERIM HIGHWAY TRAVEL COMMERCIAL ZONE (TC)

No changes.

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Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 3

ORDINANCE NO. SZC 2026-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY TO AMEND CHAPTERS 3, 5, AND 7 OF THE ZONING CODE PERTAINING TO TINY HOMES

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Chapters 3, 5, and 7 of the Zoning Code of Sacramento County are hereby amended to revise various provisions pertaining to Tiny Homes as described in Exhibit A. A clean version of this document is provided as Exhibit B.

SECTION 2: Staff is directed to make all necessary administrative changes to implement these amendments, including, but not limited to: correcting page, table, and image breaks; updating pagination and page references; correcting minor grammatical or other typographical errors; finalizing the documents; and updating the Zoning Code User Guide, application forms, and webpages.

SECTION 3: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

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On a motion by Supervisor_____, seconded by Supervisor_____, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this day of_____, 2026, by the following vote, to wit:

AYES: Supervisors,

NOES: Supervisors,

ABSENT: Supervisors,

ABSTAIN: Supervisors,

RECUSAL: Supervisors,
(PER POLITICAL REFORM ACT (§ 18702.5.)

DRAFT

_____
Chair of the Board of
Supervisors of Sacramento
County, California

(SEAL)

ATTEST: _____
Clerk, Board of Supervisor

EXHIBIT A
PLNP2025-00139 – ZONING CODE AMENDMENT TO UPDATE CHAPTERS 3, 5, and 7 OF THE ZONING CODE, STRIKETHROUGH VERSION

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Any text with an italic yellow background is intended to be descriptive caption text only and will not be visible in the amended Code.

Unless otherwise specified, "XX-XX-XXXX" and "Month XX, YYYY" shall refer to the effective date of this Zoning Ordinance Amendment.

Version Control Note
This Zoning Ordinance Amendment is being processed concurrently with the ***Housing and Infill Zoning Ordinance Amendment*** *(PLNP2025-00202), which impacts sections also being amended by this Ordinance.*

In case of any conflict between this amendment and the ***Housing and Infill Zoning Ordinance Amendment****, should both amendments be adopted, text provided within the Housing and Infill Zoning Ordinance Amendment for Section 5.4.2.C, inclusive of Table 5.7.C, shall prevail.*

Chapter 1: General Provisions

There are no changes proposed for Chapter 1 of the Zoning Code.

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Chapter 2: Zoning Districts

There are no changes proposed for Chapter 2 of the Zoning Code.

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Chapter 3: Use Regulations

Amended Month XX, XXXX

3.1 Purpose and Organization

No changes

3.2 Table of Allowed Uses

3.2.1 through 3.2.4

No changes

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Sacramento County Zoning Code

Chapter 3, Section 3.2.5, Table 3.1

Allowed Primary Use Table

Only affected and relevant sections of this table are depicted in this strikethrough.

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	~~NMC~~	~~CMC~~	~~CMZ~~	BP	LC [1]	GC [2]	MP	M-1	M-2	Footnotes	Use Standard
Residential	A.15	Tiny Homes on Wheels (THOW)	P	P	P	P	P	P	P	P	N	N	N	N	N	~~N~~	~~N~~	~~N~~	N	N	N	N	N	N		3.5.1.L

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Table 3.2: Allowed Accessory Uses

No changes

Table 3.3: Allowed Temporary Uses

No changes

3.3 through 3.4

No changes

3.5 Residential Use Standards

Household Living Uses

3.5.1.A through 3.5.1.K

No changes

3.5.1.L Tiny Homes on Wheels (THOW)

1. **General Provisions**
    a. **One THOW is permitted per parcel as a primary dwelling unit, SB 9 unit, or Agricultural Accessory Dwelling.**
    b. **THOWs are permitted as single-family-style farmworker housing unit(s), in compliance with Section 3.5.2.C.**
    c. **THOWs must be licensed and registered with the California Department of Motor Vehicles.**
    d. **THOWs must meet the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards.**
    e. **THOWs shall comply with the development standards of Section 5.4.9.**
    f. **THOWs must comply with the definition for Park Trailers per CA HSC §18009.3 and for purposes of this Code are not considered a recreational vehicle. The following types of recreational vehicles (as defined by CA HSC §18010) shall not be permitted as a THOW:**
        i. **Motor home**
        ii. **Travel trailer**
        iii. **Truck camper**
        iv. **Camping trailer**
2. **Removal of THOW.**
    a. **Removal of a THOW from the property shall require the issuance of a demolition permit.**

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b. **Prior to, or concurrent with such removal, all utility connections serving the THOW shall be disconnected in compliance with applicable regulations and utility provider requirements.**

c. **The Director may require the removal of any THOW or associated improvement determined to be unsafe, abandoned, or otherwise inconsistent with the property's zoning designation or authorized use.**

3. **THOWs shall not be used for short-term rentals or any other similar transient occupancy, unless otherwise specified herein.**

3.5.2 Group Living Uses

3.5.2.A through 3.5.2.B

No changes

3.5.2.C. Farmworker Housing

Farmworker housing provided by the employer and maintained in connection with the work or place where work is being performed must comply with all provisions of CA HSC §17008(a). Farmworker housing, not maintained in connection with any workplace, and provided by someone other than an agricultural employer must comply with all provisions of CA HSC §17008(b) and §17032. Construction, operation, or maintenance of farmworker housing shall comply with the requirement of this Section and all applicable health, safety, and building codes and standards.

1. through 2.

   No changes

3. Single-family-style Farmworker Housing

   a. A farmworker dwelling unit pursuant to this section must not exceed 1,200 square feet in size 20 feet in height to peak, and shall not be subdivided from the primary parcel.

   b. For projects utilizing a THOW for single-family-style Farmworker Housing, refer to the use, development, and design standards for THOWs in Sections 3.5.1.L. (excluding subsection 3.5.1.L.1.a.) and Section 5.4.9.

   c. Each farmworker dwelling unit shall provide at least one parking space per unit or one space per three beds, whichever is greater.

   d. 500 square feet of attached non-habitable space is permitted for each farmworker dwelling unit (i.e., garage, patio, etc.).

   e. Detached residential accessory structures related to the farmworker dwelling units are not permitted.

4. through 9.

   No changes

3.5.2.D. Single Room Occupancy Facility

No changes

DRAFT

3.6 through 3.10

No changes

DRAFT

Chapter 4: Special and Combining Zoning Districts

There are no changes proposed for Chapter 4 of the Zoning Code.

DRAFT

Chapter 5: Development Standards

5.1 through 5.2

No changes

5.3 Agricultural, Agricultural-Residential, and Recreational Zoning Districts

5.3.1 through 5.3.2

No changes

5.3.3 Agricultural Accessory Dwellings

5.3.3.A. Development Standards for Agricultural Accessory Dwellings

Agricultural Accessory Dwellings (AADs) shall be subject to the standards provided in Section 3.9.3.C. and shall be subject to the same development standards applicable to a primary dwelling, with the following modifications:

1. Each agricultural accessory dwelling shall be detached from the primary dwelling and other agricultural accessory dwellings.
2. Agricultural accessory dwellings shall be limited to 1,200 square feet in size, however, in no case shall the dwelling exceed the size of the primary dwelling. Requests for deviations to exceed 1,200 square feet, but no greater than the size of the primary dwelling, shall be subject to a Minor Special Development Permit.
3. Agricultural accessory dwellings shall be limited to 20 feet in height and are limited to one story. Requests for deviations up to 30 feet in height and two stories in height shall be subject to a Minor Special Development Permit.
4. Notwithstanding setback requirements and subdivision (2) through (3), in the case of construction of a new larger primary dwelling, an existing primary dwelling may be converted as-is to an AAD by right. Any further expansion of such AAD shall be subject to all applicable use and development standards for AADs at the time of expansion.
5. **For projects utilizing a THOW as an AAD, refer to the use, development, and design standards for THOWs in Sections 3.5.1.L. and Section 5.4.9.**

5.4 Residential Zoning Districts

5.4.1 Purpose

No changes

5.4.2 Low Density Residential Development Standards

5.4.2.A through 5.4.2.B

No changes

DRAFT

5.4.2.C Project Development Standards – Single Family Attached and Detached, and Duplex/Halfplex Residential

No changes to text within this section preceding Table 5.7.C.

Table 5.7.C. Project Development Standards – Single-Family Attached and Detached, and Duplex/Halfplex Residential

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Development Standard	Requirement
~~Minimum Building Width [5]~~	~~20 ft~~

[5] **DELETED XX-XX-XXXX** ~~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.D Architectural Standards for Manufactured Homes

No changes

5.4.3 through 5.4.6

No changes

5.4.7 Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)

5.4.7.A through 5.4.7.B

No changes

5.4.7.C Project Development Standards – Two-Unit Developments (SB 9)

1. The development standards of Table 5.12.C. apply to the primary dwelling and SB 9 unit (two-unit developments). For projects utilizing **a THOW as an SB 9 unit, refer to the use, development, and design standards for THOWs in Section 3.5.1.L. and Section 5.4.9.** ~~an Accessory Dwelling Unit (ADU) and/or Junior ADU (JADU) refer to the development standards in Table 5.11.~~

Table 5.12.C. Project Development Standards – Two-Unit Developments (SB 9)

Yard Requirements (feet) (Primary Dwelling and SB 9 Unit) [1][2][3]

Development Standard	Requirement
Minimum Front Yard (feet) [4]	20 (without PUPF) / 24 (with PUPF) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Side Street Yard (feet) [4]	12.5 (without PUPF) / 16.5 (with PUPF) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Interior Side Yard and Rear Yard (feet) - Dwellings	4

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Development Standard	Requirement
1,200 square-feet or less in size [5]	
Minimum Interior Side Yard (feet) - Dwellings over 1,200 square-feet in size	5 (1-2 story) / 10 (3 story) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Rear Yard (feet) - Dwellings over 1,200 square-feet in size	- Lot depths greater than 125 feet: 25 feet. - Lot depths less than or equal to 125 feet: 20 percent of the average lot depth. - May allow projection into rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. In no case shall encroachment result in a setback of less than 10 feet for one story dwellings and 15 feet for two and three story dwellings. - Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan

Building Height and Width (feet)

Development Standard	Requirement
Maximum Height	30 (1-2 story) / 40 (3 story)
~~Minimum Width [6]~~	~~20~~

Maximum Accessory Structure Square Footage and Coverage Requirements

All nonhabitable area detached from primary dwelling shall count towards the square footage of "Residential Accessory Structures" as provided in Table 5.10.A and is based on the habitable square footage of the primary dwelling (largest dwelling) and square footage of the lot and not the cumulative habitable square footage of all dwelling units on the lot. Maximum lot coverage provisions of Table 5.10.A shall apply (excluding habitable square footage of an ADU or SB 9 Unit).

Number of Dwelling Units per Parcel

Urban Lot Split	Allowance
With Urban Lot Split	A maximum of two dwelling units is permitted per resultant parcel. A property can be developed with a primary dwelling and one of the following: SB 9 Unit, ADU or JADU. If an ADU or JADU is proposed instead of an SB 9 Unit see Section 5.4.5.B for allowable size and other development standards.
No Urban Lot Split	A maximum of four dwelling units is permitted per resultant parcel: a primary dwelling, SB 9 Unit, ADU and a JADU. See "SB 9 Quick Facts Sheet" for examples of other development scenarios when less than four dwellings. If an ADU or JADU is proposed see Section 5.4.5.B for allowable size and other development standards.

All Other Requirements

Development Standard	Requirement
Number of Kitchens	No dwelling shall have more than one kitchen. [7]
Parking Requirements	One space per dwelling. Parking requirement may be waived if project is within ½ mile of major transit pursuant to CA PRC §21155 and §21064.3 or there is a car share vehicle within one block of the parcel.

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Development Standard	Requirement
Landscaping Standards	Refer to Section 5.2.4, "Landscape Standards"
Mechanical Equipment	Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zones
Acoustical Standards - Maximum Interior Noise Levels	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 45dB Ldn under future (cumulative case) traffic conditions.

Table 5.12.C. Footnotes

PUPF = Public Utilities, Public Facilities Easement (per Section 5.2.1)

Parcels that are on well and/or septic systems are required to have a percolation test completed within the last five years or if percolation test has been recertified, within the last 10 years. Consult with the Environmental Management Department (EMD) to verify requirements for development.

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings and SB 9 Units may encroach into any required yard area at a distance not to exceed 24 inches so long as a minimum three-foot setback from property line is maintained.

[2] Existing structures or structures rebuilt in the same location with the same footprint may utilize the existing setbacks of the structure. There is no minimum separation distance between structures on a property except where required by California Building and Fire Codes.

[3] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[4] Minor deviations to the development standard may be approved by the Planning Director through a Planning Director Review application when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop the parcel with up to an 800 square foot primary dwelling and/or second unit (ADU or SB 9 unit). Requests for deviations to standards in order to allow for a dwelling larger than 800 square feet requires issuance of a Special Development Permit.

[5] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-protected openings as determined by Fire and/or Building Permits and Inspections.

[6] **DELETED [XX-XX-XXXX]** ~~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~~

[7] Outdoor kitchens are exempt.

5.4.8 Projects Pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5, and §66499.41)

No changes

5.4.9 Tiny Homes on Wheels (THOW)

5.4.9.A Lot Standards for THOWs

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Lot standards of the underlying zoning district shall apply to THOWs.

5.4.9.B Project Development Standards – THOWs

All THOWs shall be subject to the development standards of Table 5.13.C.

Table 5.13.C. Project Development Standards – THOWs

General Requirements

Standard	Requirement
Number of THOWs per parcel	1 THOW is permitted per parcel as a primary residence, SB 9 unit, or Agricultural Accessory Dwelling. The number of THOWs allowed as single-family farmworker dwellings shall be consistent with Section 3.5.2.C of this Code.
Towable	THOWs must be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move under its own power.
Qualifying features	THOWs shall include a bathroom, kitchen, and a sleeping area.
Bathroom facilities	THOWs are required to have full bathroom facilities. (sink, toilet, shower, and/or bath.)
Kitchen requirement	All THOWs are required to have a kitchen that includes a cooktop/stove and oven or range.
Public utilities	THOWs shall be connected to public water and sewer service or on an approved well and/or septic system where public services are not available. See Table 5.7.A for minimum lot requirements when neither public water nor public sewer service is available.
Equipment Encroachment Allowances	Encroachment Allowances as Listed in Section 5.4.5.A, Table 5.10.A.
Parking pad	THOWs must be parked on a paved or alternate pad that includes bumper guards, curbs, or other installations that adequately prevent movement of the THOW. *(see wheels, leveling, and paving below)*
Parking	1 space per dwelling unit.
Residential Accessory Structures	Properties developed with a THOW may have up to 400 square feet of non-habitable, detached Residential Accessory Structures. The Residential Accessory Structures must comply with all other applicable provisions of Section 5.4.5.A, Table 5.10.A.

Development Standards

Standard	Requirement
Minimum size of unit	150 sq. ft.
Maximum size of unit	400 sq. ft.

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Standard	Requirement
Setbacks	Must comply with the setbacks listed in Table 5.7.C. Properties located within an SPA or NPA shall comply with the setbacks outlined in the respective SPA or NPA. When used as an SB 9 unit, the THOW shall comply with the applicable setbacks listed in Table 5.12.C.
Maximum Height to peak	16 ft., Loft space is permitted

Design Elements

Standard	Requirement
Windows	Windows shall be at least double-pane glass and include exterior trim. Windows shall not have rounded corners.
Doors	Exterior doors shall not have rounded corners.
Roofing	Roofs shall have a minimum of 2:12 pitch for greater than 50 percent of the roof area and not be composed of wooden shingles.
Extensions	All exterior walls and roofs shall be fixed with no slide-outs, tip-outs, or other forms of mechanically articulating room area extensions.
Wheels, leveling, and paving	The THOW must be placed on one of the following durable foundation options: • Asphaltic paving at least 2 inches thick after compaction • Cement paving at least 3 inches thick • Permeable pavers or permeable interlocking concrete pavers that are at least 80 mm (3.14 inches) thick. • Alternative materials that may consist of porous asphalt; porous concrete; decomposed granite, crushed rock or gravel; plastic or concrete grid system confined on all sides and filled with gravel in the voids; or other similar materials, and where the underlying drainage material is installed to meet manufacturers' specifications. Sub-grade soils shall be compacted to meet product installation specifications. A THOW's undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view from adjacent grade-level streets and adjacent residentially zoned properties. Prohibited screening materials include tarps, wheel covers, chain link fencing, barbed wire, cloth curtains, unsecured fabric, and other secondhand or unsightly materials.

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5.5 through 5.11

No changes

Chapter 6: Administration

There are no proposed changes to Chapter 6 of the Zoning Code.

DRAFT

Chapter 7: Definitions and Acronyms

7.1 through 7.2

No changes

7.3 Code Terms and Definitions

Only those definitions of Section 7.3 that are proposed to be added or amended are shown below.

Dwelling, Tiny Home on Wheels or THOW.

"Tiny Home on Wheels" or "THOW" means a structure intended for separate, independent living quarters for one household that meets all of the following criteria:

1. **Is a detached self-contained unit built on chassis, designed to look like a conventional building structure, and includes basic functional areas that support normal daily routines such as cooking, sleeping, toilet, and bathing facilities;**
1. **Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards and is certified for ANSI or NFPA compliance;**
2. **Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move under its own power;**
3. **Is 400 square feet or less in floor area.**

7.4 Acronyms

Only those acronyms of Section 7.4 that are proposed to be added or amended are shown below.

THOW – Tiny Home on Wheels

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EXHIBIT B
PLNP2025-00139 – ZONING CODE AMENDMENT TO UPDATE CHAPTERS 3, 5, and 7 OF THE ZONING CODE, CLEAN VERSION

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Any text with an italic yellow background is intended to be descriptive caption text only and will not be visible in the amended Code.

Unless otherwise specified, "XX-XX-XXXX" and "Month XX, YYYY" shall refer to the effective date of this Zoning Ordinance Amendment.

Version Control Note
This Zoning Ordinance Amendment is being processed concurrently with the ***Housing and Infill Zoning Ordinance Amendment*** *(PLNP2025-00202), which impacts sections also being amended by this Ordinance.*

In case of any conflict between this amendment and the ***Housing and Infill Zoning Ordinance Amendment****, should both amendments be adopted, text provided within the Housing and Infill Zoning Ordinance Amendment for Section 5.4.2.C, inclusive of Table 5.7.C, shall prevail.*

Chapter 1: General Provisions

There are no changes proposed for Chapter 1 of the Zoning Code.

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Chapter 2: Zoning Districts

There are no changes proposed for Chapter 2 of the Zoning Code.

DRAFT

Chapter 3: Use Regulations

Amended Month XX, XXXX

3.1 Purpose and Organization

No changes

3.2 Table of Allowed Uses

3.2.1 through 3.2.4

No changes

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Sacramento County Zoning Code

Chapter 3, Section 3.2.5, Table 3.1

Allowed Primary Use Table

Use Type	Code	Use Classification	AG	UR	IR	AR-5/10	AR-1/2	RD-1/2	RD-3/4	RD-5/7/10	RD-15+	RM-2	RR	O	C-O	BP	LC [1]	GC [2]	MP	M-1	M-2	Footnotes	Use Standard
Residential	A.15	Tiny Homes on Wheels (THOW)	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N		3.5.1.L

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Table 3.2: Allowed Accessory Uses

No changes

Table 3.3: Allowed Temporary Uses

No changes

3.3 through 3.4

No changes

3.5 Residential Use Standards

Household Living Uses

3.5.1.A through 3.5.1.K

No changes

3.5.1.L Tiny Homes on Wheels (THOW)

1. General Provisions
    a. One THOW is permitted per parcel as a primary dwelling unit, SB 9 unit, or Agricultural Accessory Dwelling.
    b. THOWs are permitted as single-family-style farmworker housing unit(s), in compliance with Section 3.5.2.C.
    c. THOWs must be licensed and registered with the California Department of Motor Vehicles.
    d. THOWs must meet the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards.
    e. THOWs shall comply with the development standards of Section 5.4.9.
    f. THOWs must comply with the definition for Park Trailers per CA HSC §18009.3 and for purposes of this Code are not considered a recreational vehicle. The following types of recreational vehicles (as defined by CA HSC §18010) shall not be permitted as a THOW:
        i. Motor home
        ii. Travel trailer
        iii. Truck camper
        iv. Camping trailer
2. Removal of THOW.
    a. Removal of a THOW from the property shall require the issuance of a demolition permit.
    b. Prior to, or concurrent with such removal, all utility connections serving the THOW

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shall be disconnected in compliance with applicable regulations and utility provider requirements.

c. The Director may require the removal of any THOW or associated improvement determined to be unsafe, abandoned, or otherwise inconsistent with the property's zoning designation or authorized use.

3. THOWs shall not be used for short-term rentals or any other similar transient occupancy, unless otherwise specified herein.

3.5.2 Group Living Uses

3.5.2.A through 3.5.2.B

No changes

3.5.2.C. Farmworker Housing

Farmworker housing provided by the employer and maintained in connection with the work or place where work is being performed must comply with all provisions of CA HSC §17008(a). Farmworker housing, not maintained in connection with any workplace, and provided by someone other than an agricultural employer must comply with all provisions of CA HSC §17008(b) and §17032. Construction, operation, or maintenance of farmworker housing shall comply with the requirement of this Section and all applicable health, safety, and building codes and standards.

1. through 2.

   No changes

3. Single-family-style Farmworker Housing

   a. A farmworker dwelling unit pursuant to this section must not exceed 1,200 square feet in size 20 feet in height to peak, and shall not be subdivided from the primary parcel.

   b. For projects utilizing a THOW for single-family-style Farmworker Housing, refer to the use, development, and design standards for THOWs in Sections 3.5.1.L. (excluding subsection 3.5.1.L.1.a.) and Section 5.4.9.

   c. Each farmworker dwelling unit shall provide at least one parking space per unit or one space per three beds, whichever is greater.

   d. 500 square feet of attached non-habitable space is permitted for each farmworker dwelling unit (i.e., garage, patio, etc.).

   e. Detached residential accessory structures related to the farmworker dwelling units are not permitted.

4. through 9.

   No changes

3.5.2.D. Single Room Occupancy Facility

No changes

DRAFT

3.6 through 3.10

No changes

DRAFT

Chapter 4: Special and Combining Zoning Districts

There are no changes proposed for Chapter 4 of the Zoning Code.

DRAFT

Chapter 5: Development Standards

5.1 through 5.2

No changes

5.3 Agricultural, Agricultural-Residential, and Recreational Zoning Districts

5.3.1 through 5.3.2

No changes

5.3.3 Agricultural Accessory Dwellings

5.3.3.A. Development Standards for Agricultural Accessory Dwellings

Agricultural Accessory Dwellings (AADs) shall be subject to the standards provided in Section 3.9.3.C. and shall be subject to the same development standards applicable to a primary dwelling, with the following modifications:

1. Each agricultural accessory dwelling shall be detached from the primary dwelling and other agricultural accessory dwellings.
2. Agricultural accessory dwellings shall be limited to 1,200 square feet in size, however, in no case shall the dwelling exceed the size of the primary dwelling. Requests for deviations to exceed 1,200 square feet, but no greater than the size of the primary dwelling, shall be subject to a Minor Special Development Permit.
3. Agricultural accessory dwellings shall be limited to 20 feet in height and are limited to one story. Requests for deviations up to 30 feet in height and two stories in height shall be subject to a Minor Special Development Permit.
4. Notwithstanding setback requirements and subdivision (2) through (3), in the case of construction of a new larger primary dwelling, an existing primary dwelling may be converted as-is to an AAD by right. Any further expansion of such AAD shall be subject to all applicable use and development standards for AADs at the time of expansion.
5. For projects utilizing a THOW as an AAD, refer to the use, development, and design standards for THOWs in Sections 3.5.1.L. and Section 5.4.9.

5.4 Residential Zoning Districts

5.4.1 Purpose

No changes

5.4.2 Low Density Residential Development Standards

5.4.2.A through 5.4.2.B

No changes

DRAFT

5.4.2.C Project Development Standards – Single Family Attached and Detached, and Duplex/Halfplex Residential

No changes to text within this section preceding Table 5.7.C.

Table 5.7.C. Project Development Standards – Single-Family Attached and Detached, and Duplex/Halfplex Residential

Only affected and relevant sections of this table are depicted in this clean version. The "Minimum Building Width" standard is proposed for elimination. Standards directly above and below this previous standard are provided for context.

Development Standard	Requirement
Maximum Building Height [4]	30 ft (1-2 story) / 40 ft (3 story)
Number of Kitchens	No dwelling shall have more than one kitchen. [6][7]

[5] DELETED XX-XX-XXXX

5.4.2.D Architectural Standards for Manufactured Homes

No changes

5.4.3 through 5.4.6

No changes

5.4.7 Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)

5.4.7.A through 5.4.7.B

No changes

5.4.7.C Project Development Standards – Two-Unit Developments (SB 9)

1. The development standards of Table 5.12.C. apply to the primary dwelling and SB 9 unit (two-unit developments). For projects utilizing a THOW as an SB 9 unit, refer to the use, development, and design standards for THOWs in Section 3.5.1.L. and Section 5.4.9.

Table 5.12.C. Project Development Standards – Two-Unit Developments (SB 9)

Yard Requirements (feet) (Primary Dwelling and SB 9 Unit) [1][2][3]

Development Standard	Requirement
Minimum Front Yard (feet) [4]	20 (without PUPF) / 24 (with PUPF) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Side Street Yard (feet) [4]	12.5 (without PUPF) / 16.5 (with PUPF) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Interior Side Yard and Rear Yard (feet) - Dwellings 1,200 square-feet or less in size [5]	4

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Development Standard	Requirement
Minimum Interior Side Yard (feet) - Dwellings over 1,200 square-feet in size	5 (1-2 story) / 10 (3 story) Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan
Minimum Rear Yard (feet) - Dwellings over 1,200 square-feet in size	- Lot depths greater than 125 feet: 25 feet. - Lot depths less than or equal to 125 feet: 20 percent of the average lot depth. - May allow projection into rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot. In no case shall encroachment result in a setback of less than 10 feet for one story dwellings and 15 feet for two and three story dwellings. - Within an SPA/NPA/Specific Plan/Master Plan as specified in the Plan

Building Height and Width (feet)

Development Standard	Requirement
Maximum Height	30 (1-2 story) / 40 (3 story)

Maximum Accessory Structure Square Footage and Coverage Requirements

All nonhabitable area detached from primary dwelling shall count towards the square footage of "Residential Accessory Structures" as provided in Table 5.10.A and is based on the habitable square footage of the primary dwelling (largest dwelling) and square footage of the lot and not the cumulative habitable square footage of all dwelling units on the lot. Maximum lot coverage provisions of Table 5.10.A shall apply (excluding habitable square footage of an ADU or SB 9 Unit).

Number of Dwelling Units per Parcel

Urban Lot Split	Allowance
With Urban Lot Split	A maximum of two dwelling units is permitted per resultant parcel. A property can be developed with a primary dwelling and one of the following: SB 9 Unit, ADU or JADU. If an ADU or JADU is proposed instead of an SB 9 Unit see Section 5.4.5.B for allowable size and other development standards.
No Urban Lot Split	A maximum of four dwelling units is permitted per resultant parcel: a primary dwelling, SB 9 Unit, ADU and a JADU. See "SB 9 Quick Facts Sheet" for examples of other development scenarios when less than four dwellings. If an ADU or JADU is proposed see Section 5.4.5.B for allowable size and other development standards.

All Other Requirements

Development Standard	Requirement
Number of Kitchens	No dwelling shall have more than one kitchen. [7]
Parking Requirements	One space per dwelling. Parking requirement may be waived if project is within ½ mile of major transit pursuant to CA PRC §21155 and §21064.3 or there is a car share vehicle within one block of the parcel.
Landscaping Standards	Refer to Section 5.2.4, "Landscape Standards"
Mechanical Equipment	Refer to Section 5.4.5.A, Table 5.10.A - Development Standards - Residential Accessory Structures in All Zones

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Development Standard	Requirement
Acoustical Standards - Maximum Interior Noise Levels	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 45dB Ldn under future (cumulative case) traffic conditions.

Table 5.12.C. Footnotes

PUPF = Public Utilities, Public Facilities Easement (per Section 5.2.1)

Parcels that are on well and/or septic systems are required to have a percolation test completed within the last five years or if percolation test has been recertified, within the last 10 years. Consult with the Environmental Management Department (EMD) to verify requirements for development.

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings and SB 9 Units may encroach into any required yard area at a distance not to exceed 24 inches so long as a minimum three-foot setback from property line is maintained.

[2] Existing structures or structures rebuilt in the same location with the same footprint may utilize the existing setbacks of the structure. There is no minimum separation distance between structures on a property except where required by California Building and Fire Codes.

[3] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

[4] Minor deviations to the development standard may be approved by the Planning Director through a Planning Director Review application when it can be demonstrated that full implementation of the standard would physically prevent the ability to develop the parcel with up to an 800 square foot primary dwelling and/or second unit (ADU or SB 9 unit). Requests for deviations to standards in order to allow for a dwelling larger than 800 square feet requires issuance of a Special Development Permit.

[5] Setbacks less than five feet from property line or other structures may require fire walls and/or restrictions on non-protected openings as determined by Fire and/or Building Permits and Inspections.

[6] DELETED XX-XX-XXXX

[7] Outdoor kitchens are exempt.

5.4.8 Projects Pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5, and §66499.41)

No changes

5.4.9 Tiny Homes on Wheels (THOW)

5.4.9.A Lot Standards for THOWs

Lot standards of the underlying zoning district shall apply to THOWs.

5.4.9.B Project Development Standards – THOWs

All THOWs shall be subject to the development standards of Table 5.13.C.

Table 5.13.C. Project Development Standards – THOWs

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General Requirements

Standard	Requirement
Number of THOWs per parcel	1 THOW is permitted per parcel as a primary residence, SB 9 unit, or Agricultural Accessory Dwelling. The number of THOWs allowed as single-family farmworker dwellings shall be consistent with Section 3.5.2.C of this Code.
Towable	THOWs must be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move under its own power.
Qualifying features	THOWs shall include a bathroom, kitchen, and a sleeping area.
Bathroom facilities	THOWs are required to have full bathroom facilities. (sink, toilet, shower, and/or bath.)
Kitchen requirement	All THOWs are required to have a kitchen that includes a cooktop/stove and oven or range.
Public utilities	THOWs shall be connected to public water and sewer service or on an approved well and/or septic system where public services are not available. See Table 5.7.A for minimum lot requirements when neither public water nor public sewer service is available.
Equipment Encroachment Allowances	Encroachment Allowances as Listed in Section 5.4.5.A, Table 5.10.A.
Parking pad	THOWs must be parked on a paved or alternate pad that includes bumper guards, curbs, or other installations that adequately prevent movement of the THOW. *(see wheels, leveling, and paving below)*
Parking	1 space per dwelling unit.
Residential Accessory Structures	Properties developed with a THOW may have up to 400 square feet of non-habitable, detached Residential Accessory Structures. The Residential Accessory Structures must comply with all other applicable provisions of Section 5.4.5.A, Table 5.10.A.

Development Standards

Standard	**Requirement**
Minimum size of unit	150 sq. ft.
Maximum size of unit	400 sq. ft.
Setbacks	Must comply with the setbacks listed in Table 5.7.C. Properties located within an SPA or NPA shall comply with the setbacks outlined in the respective SPA or NPA. When used as an SB 9 unit, the THOW shall comply with the applicable setbacks listed in Table 5.12.C.
Maximum Height to peak	16 ft., Loft space is permitted

Design Elements

Standard	**Requirement**

DRAFT

Windows	Windows shall be at least double-pane glass and include exterior trim. Windows shall not have rounded corners.
Doors	Exterior doors shall not have rounded corners.
Roofing	Roofs shall have a minimum of 2:12 pitch for greater than 50 percent of the roof area and not be composed of wooden shingles.
Extensions	All exterior walls and roofs shall be fixed with no slide-outs, tip-outs, or other forms of mechanically articulating room area extensions.
Wheels, leveling, and paving	The THOW must be placed on one of the following durable foundation options: • Asphaltic paving at least 2 inches thick after compaction • Cement paving at least 3 inches thick • Permeable pavers or permeable interlocking concrete pavers that are at least 80 mm (3.14 inches) thick. • Alternative materials that may consist of porous asphalt; porous concrete; decomposed granite, crushed rock or gravel; plastic or concrete grid system confined on all sides and filled with gravel in the voids; or other similar materials, and where the underlying drainage material is installed to meet manufacturers' specifications. Sub-grade soils shall be compacted to meet product installation specifications. A THOW's undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view from adjacent grade-level streets and adjacent residentially zoned properties. Prohibited screening materials include tarps, wheel covers, chain link fencing, barbed wire, cloth curtains, unsecured fabric, and other secondhand or unsightly materials.

5.5 through 5.11

No changes

DRAFT

Chapter 6: Administration

There are no proposed changes to Chapter 6 of the Zoning Code.

DRAFT

Chapter 7: Definitions and Acronyms

7.1 through 7.2

No changes

7.3 Code Terms and Definitions

Only those definitions of Section 7.3 that are proposed to be added or amended are shown below.

Dwelling, Tiny Home on Wheels or THOW

"Tiny Home on Wheels" or "THOW" means a structure intended for separate, independent living quarters for one household that meets all of the following criteria:

1. Is a detached self-contained unit built on chassis, designed to look like a conventional building structure, and includes basic functional areas that support normal daily routines such as cooking, sleeping, toilet, and bathing facilities;
1. Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards and is certified for ANSI or NFPA compliance;
2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move under its own power;
3. Is 400 square feet or less in floor area.

7.4 Acronyms

Only those acronyms of Section 7.4 that are proposed to be added or amended are shown below.

THOW – Tiny Home on Wheels

DRAFT

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 4

ORDINANCE NO. SZC-2022-0011

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO TO AMEND CHAPTERS 2, 3, 5, 6, AND 7 OF THE ZONING CODE AND TO REPEAL AND REPLACE CHAPTER 3 OF THE COUNTYWIDE DESIGN GUIDELINES TO FACILITATE SB 2 HOUSING STREAMLINING AND ACCELERATION

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: Chapters 2, 3, 5, 6, and 7 of the Zoning Code of Sacramento County, Ordinance No. 2015-0003 is hereby amended to revise various provisions as described in Exhibit A.

SECTION 2: Chapter 3 of the Countywide Design Guidelines, Ordinance No. 2014-00 is hereby repealed and replaced as described in Exhibit B.

SECTION 3: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Desmond, seconded by Supervisor Frost, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 9th day of August, 2022, by the following vote, to wit:

AYES: Supervisors Desmond, Frost, Kennedy, Nottoli, Serna

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

COUNTY OF SACRAMENTO CALIFORNIA

Don Nottoli

Chair of the Board of Supervisors
of Sacramento County, California

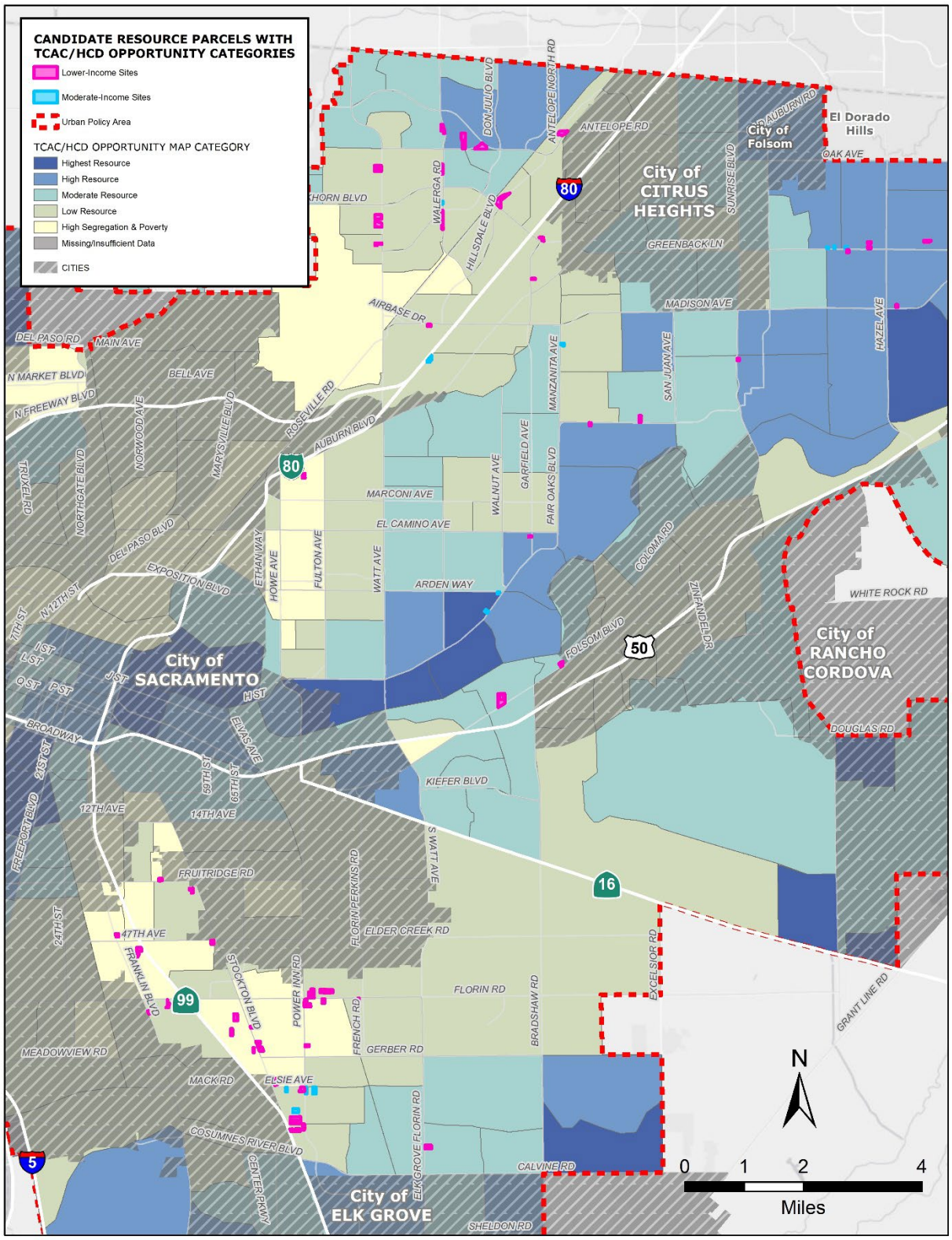
FILED
BOARD OF SUPERVISORS
AUG 09 2022
BY Florence Evans
CLERK OF THE BOARD

ATTEST: Florence Evans
Clerk, Board of Supervisors

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on August 9, 2022
By: Lydia Jazek
Deputy Clerk, Board of Supervisors

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 5

Figure E-60: Rezone Sites by TCAC/HCD Opportunity Area



Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 6

ATTACHMENT 2

Sacramento County Affordable Housing Ordinance

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

AFFORDABLE HOUSING ORDINANCE ANNUAL REPORT FOR 2025

On February 25, 2014, the Sacramento County Board of Supervisors (Board) repealed Chapter 22.35 of the County Code known as the County's Affordable Housing Ordinance (Repealed Ordinance) and adopted a revised Ordinance (Ordinance) on March 26, 2014. The revised Ordinance creates a standard affordable housing fee accessible to all developers (with limited exceptions) and also provides a variety of other options an applicant/developer may choose to satisfy a development project's affordable housing obligations. As part of this revision, the County contracted with a consultant to perform a residential nexus analysis that demonstrates the relationship between the development of market rate residential units and the need for additional affordable housing. In order to implement the Ordinance, the County and SHRA prepared the Affordable Housing Program Guidelines (Guidelines) and the County approved the Guidelines on June 9, 2015.

Ordinance Section 22.35.060 (D) calls for biennial reports to monitor the performance of the affordable housing program, including the number of units produced, the amount of land dedicated and purchased, the amount of funds collected and expended and the level of affordability of units constructed. Though the Ordinance requires a biennial report, SHRA is electing to report on the Ordinance annually to align with the Housing Trust Fund report. This annual report quantifies affordable housing production since the adoption of the revised Ordinance during the reporting period encompassing calendar year 2024.

Under the Ordinance, new residential development projects have the following options to comply with the affordable housing requirement:

- Pay an affordability fee on all newly constructed market-rate units;
- Comply with the development project's approved affordable housing plan if one exists under the repealed ordinance; or
- Enter into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism that leads to the production of affordable housing in an amount at least equivalent to the affordability fee.
- Purchase Unit Credits for affordable housing units banked with SHRA.

Current Fee Schedule

The current fee is $3.91 per habitable square foot of each market rate unit and is paid concurrently with payments for building permit fees for the development project. The fee is adjusted annually based on the Building Cost Index 20-City Average published by Engineer News-Record/McGraw Hill.

2025 COUNTY AFFORDABLE HOUSING PROGRAM FINANCIAL INFORMATION

2025 Income	
Fees Collected	$4,705,660
Interest	$74,485
Total Income	**$4,780,145**

2025 Expenditures	
Operations	$402,324
Projects	$3,991,800
Total Expense	**$4,394,124**

2025 Ending Fund Balance	
Remaining Project Balances (committed)	$2,344,419
Balance Available for Projects (uncommitted)	$386,021
Ending Balance	**$2,730,440**

At least 10 percent of the affordability fees collected are to be utilized to generate extremely low-income units by buying down affordability in very low-income units constructed as a result of the ordinance or constructed on dedicated sites.

At least fifty percent of the affordability fees collected must be used to produce affordable housing in large development projects consisting of at least 750 residential units. To fulfill the intent of the Ordinance, the County and SHRA are recommending large development projects comply with the affordable housing requirement through a combination of land dedication and affordability fee payment. Strategies will be determined on a project by project basis.

2025 County Affordable Housing Ordinance Expenditures

Project	Address	AHO Units	Total Units	Total AHO Budgeted	2025 AHO Expenditure	Remaining Balance	Loan Maturity Date
Saybrook Apartments	4390 47th Avenue	5	88	$399,514	$64,514	$335,000	5/1/2079
San Juan Ph. 1	5700 Stockton Blvd.	21	113	$2,537,881	$2,485,696	$52,185	6/1/2079
Beech Hill Apartments	8789 Greenback Lane	11	29	$1,688,090	$1,441,590	$246,500	12/1/2064
Terracina at Wildhawk	9756 Gerber Road	10	145	$1,714,734	$0	$1,710,734	12/1/2064
TOTAL		**47**	**375**	**$6,340,219**	**$3,991,800**	**$2,344,419**	

2005-2013 Old Ordinance Income Report

Year	Fees	Interest	Income	Total Income
2005	$66,700	($506)	-	$66,194
2006	$231,725	$444	-	$ 232,169
2007	$ 884,525	$17,384	-	$901,909
2008	$453,100	$32,165	-	$485,265
2009	$142,237	$18,558	-	$160,795
2010	$502,900	$15,146	$1,115,250	$1,633,296
2011	$259,375	$13,417	-	$ 272,792
2012	$112,800	$14,962	$118,023	$245,785
2013	$690,651	$10,226	-	$700,877
TOTAL	$3,344,013	$121,796	$1,233,273	$4,699,082

2014- 2025 County Affordable Housing Ordinance Income Report

Year	Fees	Interest	Income/Adjustment	Total Income
2014	$409,946	$12,132	$6,623	$428,700
2015	$1,709,997	$17,235	($6,873)	$1,720,360
2016	$1,813,392	$30,383	$16,532	$1,860,307
2017	$1,193,116	$49,087		$1,242,203
2018	$3,234,916	$70,682		$3,305,599
2019	$2,113,733	$101,032		$2,214,766
2020	$1,815,042	$94,551		$1,909,593
2021	$3,973,216	$64,337		$4,037,553
2022	$3,340,203	$138,308		$3,478,511
2023	$4,043,949	$282,753	$1,819,151	$6,145,853
2024	$5,128,243	$233,116		$5,361,359
2025	$4,705,660	$74,485		$4,780,145
TOTAL	$33,481,413	$1,168,101	$1,835,433	$36,484,947

Other Development Options

Compliance with the revised Ordinance requires coordination among the project sponsor/developer, SHRA staff and County staff. If a developer enters into a development agreement, a project's application for entitlements includes preparation of an Affordable Housing Strategy which details how the affordable obligation will be met. The strategy is approved by the County Board of Supervisors concurrently with the project's first legislative entitlements. An Affordable Housing Regulatory Agreement is then executed between the Developer and SHRA concurrently with the final map for the project.

Production Accomplished

The Unit Production table identifies all affordable units constructed under the Repealed Ordinance and the Revised Ordinance.

The Regulatory Agreement is recorded on the property's Title and remains in effect for either 30 years (for-sale units) or 55 years (rental units), during which rents remain affordable. Completed projects are monitored by SHRA's Portfolio Management Department for the duration of the Regulatory Agreement.

2025 AFFORDABLE HOUSING PROGRAM UNIT PRODUCTION*

REVISED ORDINANCE

2014 - 2025	Units Constructed			
	Extremely Low Income	Very Low Income	Low Income	Total Units**
Courtyard Inn (adaptive re-use)	0	7	7	92
Southwind Court	1	3	0	88
Cornerstone South	0	29	0	60
Cornerstone Habitat	0	5	13	18
Cornerstone North	9	23	16	48
Saybrook Apartments	0	1	4	88
Total	**10**	**68**	**40**	**394**

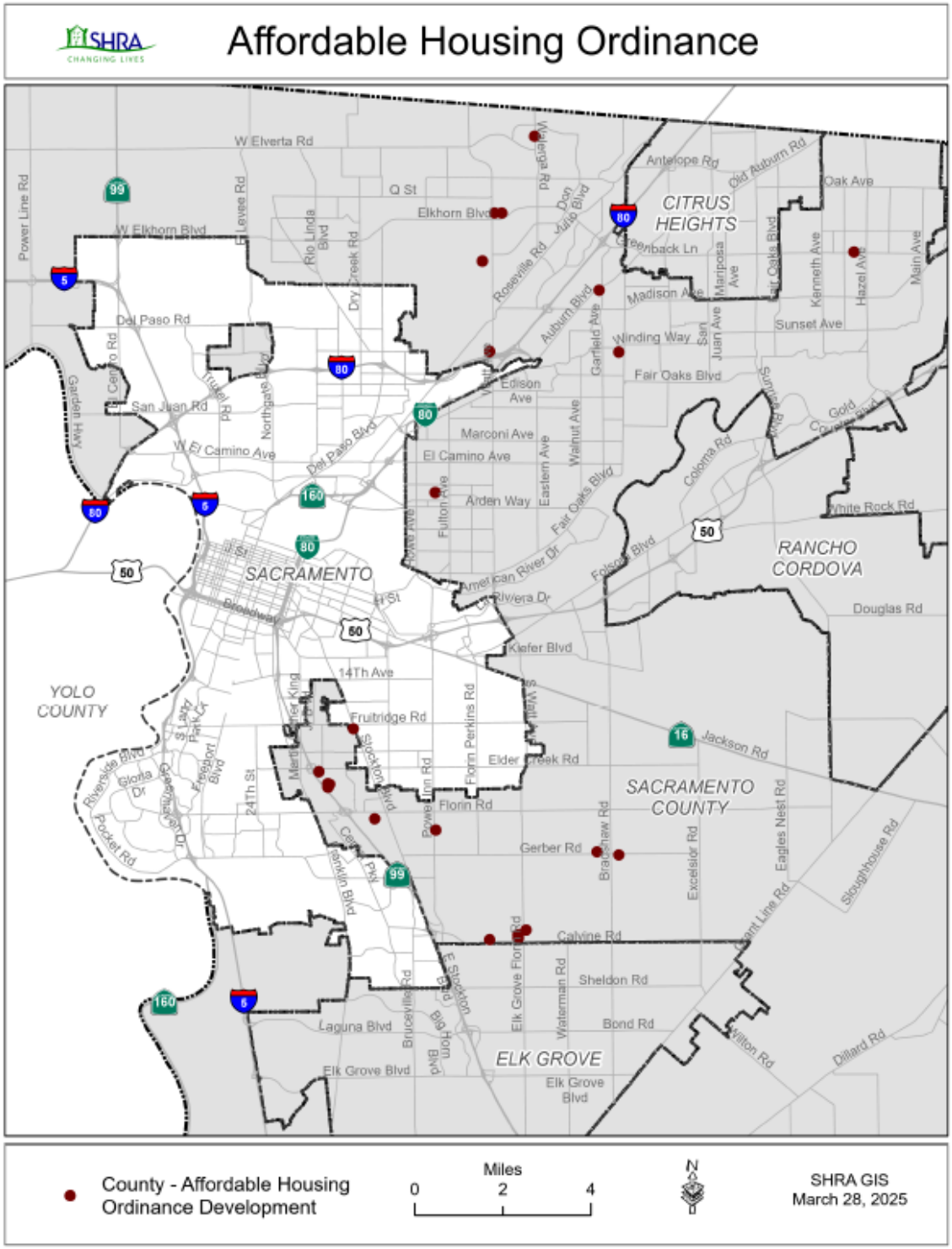
**Includes rehabilitation as well as new construction.*
***Total includes all restricted, unrestricted, and management units.*

REPEALED ORDINANCE

2004-2013	Units Constructed		
	Extremely Low Income	Very Low Income	Low Income
Glenwood #5 Subdivision (Single Family)	0	0	4
2009-2010			
Arbor Creek Family (Multi-family)	41	41	19
Arbor Creek Senior (Multi-family)	7	32	20
Corsair Park Senior Apartments (Multi-family)	0	11	6
Norden Terrace Apartments (Multi-family)	0	20	10
Varenna Senior (Multi-family)	0	13	6
2007-2008			
Vineyard Creek/Vineyard Pointe (Multi-family)	35	71	70
Sierra Sunrise II (Multi-family)	0	2	1
Colonia San Martin (Multi-family)	0	6	3
Robbin's Nest (Single Family)	0	0	1
Foothill Farms Senior (Multi-family)	0	17	8
Mutual Housing at the Highlands (Multi-family)	0	8	4
2005-2006			
Walerga Road Apartments (Multi-family)	0	0	26
Total Units Constructed by Affordability	**83**	**221**	**178**
Total Units Constructed	**482**		

Land Dedication
No transfer of dedicated land or land purchase has occurred.

Unit Purchase Program
No unit credits were purchased.


SHRA
CHANGING LIVES
Affordable Housing Ordinance
W Elverta Rd
Antelope Rd
Old Auburn Rd
Oak Ave
Power Line Rd
Q St
Elkhorn Blvd
Watt Ave
Dry Creek Rd
Roseville Rd
Auburn Blvd
Madison Ave
Hazel Ave
Main Ave
W Elkhorn Blvd
Lewee Rd
Rio Linda Blvd
Greenback Ln
Mariposa Ave
Fair Oaks Blvd
Kenneth Ave
CITRUS HEIGHTS
Del Paso Rd
Garfield Ave
San Juan Ave
Sunset Ave
Winding Way
Fair Oaks Blvd
Edison Ave
Marconi Ave
El Camino Ave
Walnut Ave
Eastern Ave
Arden Way
Fulton Ave
Fair Oaks Blvd
Coloma Rd
White Rock Rd
Gold Country Blvd
Sunrise Blvd
San Juan Rd
W El Camino Ave
Del Paso Blvd
Northgate Blvd
Truxel Rd
Garden Hwy
SACRAMENTO
American River Dr
Folsom Blvd
RANCHO CORDOVA
Broadway
H St
Riverside Blvd
Douglas Rd
Klefer Blvd
14Th Ave
YOLO COUNTY
Fruitridge Rd
Florin Perkins Rd
Jackson Rd
Elder Creek Rd
Freeport Blvd
Glenn Dr
24Th St
Stockton Blvd
Florin Rd
SACRAMENTO COUNTY
Pocket Rd
Power Inn Rd
Gerber Rd
Bradshaw Rd
Excelsior Rd
Eagles Nest Rd
Sloughhouse Rd
Cosumnes River Blvd
Calvine Rd
Elk Grove Florin Rd
Sheldon Rd
Waterman Rd
Bond Rd
Laguna Blvd
Bruceville Rd
E Stockton Blvd
Elk Grove Blvd
ELK GROVE
Elk Grove Blvd
Dillard Rd
County - Affordable Housing Ordinance Development
Miles
0
2
4
N
SHRA GIS
March 28, 2025

Appendix 7: Additional Information and Supporting Documentation, Attachments

ATT 7

ORDINANCE NO. SZC 2024-0004

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY TO AMEND CHAPTERS 3 AND 7 OF THE ZONING CODE TO UPDATE SUPPORTIVE AND GROUP LIVING USES

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Chapters 3 and 7 of the Zoning Code of Sacramento County, Ordinance No. SZC-2015-0003, are hereby amended to revise various provisions as described in Exhibit A.

SECTION 2: Staff is directed to make all necessary administrative changes to implement these amendments, including, but not limited to: correcting page, table, and image breaks; updating pagination and page references; correcting minor grammatical or other typographical errors; finalizing the documents; and updating the Zoning Code User Guide, application forms, and webpages.

SECTION 3: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and, before expiration of 15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Desmond, seconded by Supervisor Kennedy, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 7th day of May, 2024, by the following vote, to wit:

On a motion by Supervisor Desmond, seconded by Supervisor Kennedy, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 7th day of May, 2024, by the following vote, to wit:

AYES: Supervisors Desmond, Frost, Hume, Kennedy, Serna

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.)

(SEAL)

Chair of the Board of Supervisors
of Sacramento County, California

FILED
BOARD OF SUPERVISORS
MAY 07 2024
BY _____
CLERK OF THE BOARD

ATTEST: _____
Clerk, Board of Supervisors

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on May 7, 2024
By: _____
Deputy Clerk, Board of Supervisors

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 8

Census Type	Count	Average
101 New Single Family Residence	1228	49
101A Secondary Residential Dwelling Unit	160	117
102A New Rowhouse/Townhouse	1	155
104 New 3 or 4 unit Apartment & Condo	13	142
105 New 5 or more units Apartment & Condo	1	117
106 New Mobile Homes	25	147
Total	**1428**	

Project Number	File Date	Issue Date	Days in Processing	Parcel	Address	Zoning	Cenus Code	Accessory Dwelling Unit
PHCR2025-00339	04/25/2025	04/29/2025	4	065-0560-079-(	7337 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00340	04/25/2025	04/29/2025	4	065-0560-080-(	7341 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00342	04/25/2025	04/29/2025	4	065-0560-081-(	7345 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00345	04/25/2025	04/29/2025	4	065-0560-001-(	7320 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00347	04/25/2025	04/29/2025	4	065-0560-002-(	7316 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00349	04/25/2025	04/29/2025	4	065-0560-013-(	7315 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00350	04/25/2025	04/29/2025	4	065-0560-014-(	7319 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00351	04/25/2025	04/29/2025	4	065-0560-076-(	7325 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00352	04/25/2025	04/29/2025	4	065-0560-077-(	7329 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00353	04/25/2025	04/29/2025	4	065-0560-078-(	7333 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00162	02/21/2025	02/27/2025	6	203-2270-069-(	7890 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00163	02/21/2025	02/27/2025	6	203-2270-070-(	7886 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00164	02/21/2025	02/27/2025	6	203-2270-093-(	3469 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00165	02/21/2025	02/27/2025	6	203-2270-094-(	3473 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00166	02/21/2025	02/27/2025	6	203-2270-092-(	3465 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00525	07/25/2025	07/31/2025	6	203-2270-052-(	3548 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00526	07/25/2025	07/31/2025	6	203-2270-053-(	3544 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00527	07/25/2025	07/31/2025	6	203-2270-112-(	3545 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00528	07/25/2025	07/31/2025	6	203-2270-113-(	3549 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00517	07/10/2024	07/17/2024	7	203-2260-034-(	7808 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00518	07/10/2024	07/17/2024	7	203-2260-035-(	7792 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00519	07/10/2024	07/17/2024	7	203-2260-036-(	7788 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00391	05/28/2024	06/06/2024	9	203-2260-023-(	3624 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00392	05/28/2024	06/06/2024	9	203-2260-024-(	3620 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00393	05/28/2024	06/06/2024	9	203-2260-025-(	3616 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00394	05/28/2024	06/06/2024	9	203-2260-026-(	3612 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00395	05/28/2024	06/06/2024	9	203-2260-027-(	3608 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00396	05/28/2024	06/06/2024	9	203-2260-028-(	3604 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00397	05/28/2024	06/06/2024	9	203-2260-029-(	7828 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00556	07/24/2024	08/02/2024	9	065-0520-035-(	7464 PENFIELD DR, LOT# 35	RD-7	New Single Family Reside	No
PHCR2024-00557	07/24/2024	08/02/2024	9	065-0520-036-(	7468 PENFIELD DR, LOT# 36	RD-7	New Single Family Reside	No
PHCR2024-00558	07/24/2024	08/02/2024	9	065-0520-045-(	7461 PENFIELD DR, LOT# 45	RD-7	New Single Family Reside	No
PHCR2024-00559	07/24/2024	08/02/2024	9	065-0520-046-(	7465 PENFIELD DR, LOT# 46	RD-7	New Single Family Reside	No
PHCR2024-00560	07/24/2024	08/02/2024	9	065-0520-037-(	7472 PENFIELD DR, LOT# 37	RD-7	New Single Family Reside	No
PHCR2024-00561	07/24/2024	08/02/2024	9	065-0520-038-(	7476 PENFIELD DR, LOT# 38	RD-7	New Single Family Reside	No
PHCR2024-00562	07/24/2024	08/02/2024	9	065-0520-047-(	7469 PENFIELD DR, LOT# 47	RD-7	New Single Family Reside	No
PHCR2024-00563	07/24/2024	08/02/2024	9	065-0520-048-(	7473 PENFIELD DR, LOT# 48	RD-7	New Single Family Reside	No
PHCR2024-00819	11/26/2024	12/05/2024	9	065-0540-007-(	7330 EFFETO ST, LOT# 7SA	RD-5	New Single Family Reside	No
PHCR2024-00851	12/11/2024	12/20/2024	9	203-2270-083-(	3444 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00852	12/11/2024	12/20/2024	9	203-2270-084-(	3440 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00853	12/11/2024	12/20/2024	9	203-2270-086-(	3441 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00854	12/11/2024	12/20/2024	9	203-2270-087-(	3445 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00800	11/15/2024	11/25/2024	10	203-2270-085-(	3436 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00801	11/15/2024	11/25/2024	10	203-2230-044-(	3432 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00802	11/15/2024	11/25/2024	10	203-2230-045-(	3428 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00803	11/15/2024	11/25/2024	10	203-2230-046-(	3424 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00804	11/15/2024	11/25/2024	10	203-2230-059-(	3425 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00805	11/15/2024	11/25/2024	10	203-2230-060-(	3429 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00806	11/15/2024	11/25/2024	10	203-2230-061-(	3433 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00807	11/15/2024	11/25/2024	10	203-2230-062-(	3437 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00343	04/25/2025	05/06/2025	11	065-0560-082-(	7349 BAGATELLE ST, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00725	10/25/2024	11/06/2024	12	203-2230-047-(	3420 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00726	10/25/2024	11/06/2024	12	203-2230-048-(	3416 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00727	10/25/2024	11/06/2024	12	203-2230-057-(	3417 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00728	10/25/2024	11/06/2024	12	203-2230-058-(	3421 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00814	11/22/2024	12/04/2024	12	065-0540-050-(	7302 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00815	11/22/2024	12/04/2024	12	065-0540-051-(	7298 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00816	11/22/2024	12/04/2024	12	065-0540-052-(	7293 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00817	11/22/2024	12/04/2024	12	065-0540-053-(	7297 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00818	11/22/2024	12/04/2024	12	065-0540-054-(	7301 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00044	01/29/2025	02/10/2025	12	203-2260-012-(	3613 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00045	01/29/2025	02/10/2025	12	203-2260-011-(	3609 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00046	01/29/2025	02/10/2025	12	203-2260-010-(	3605 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00460	06/12/2025	06/24/2025	12	203-2270-107-(	3525 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00509	07/10/2025	07/22/2025	12	203-2270-054-(	3540 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00510	07/10/2025	07/22/2025	12	203-2270-055-(	3536 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00511	07/10/2025	07/22/2025	12	203-2270-110-(	3537 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No

PHCR2025-00512	07/10/2025	07/22/2025	12	203-2270-111-(	3541 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00804	11/13/2025	11/25/2025	12	203-2260-054-(	3580 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00805	11/13/2025	11/25/2025	12	203-2260-055-(	3576 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00806	11/13/2025	11/25/2025	12	203-2270-048-(	3568 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00807	11/13/2025	11/25/2025	12	203-2260-059-(	3585 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00385	05/28/2024	06/10/2024	13	065-0520-074-(	7448 STELLAR WAY, LOT# 7	RD-7	New Single Family Reside	No
PHCR2024-00440	06/11/2024	06/24/2024	13	073-0940-008-(	15026 VIA GHIBERTI, LOT# 8	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00441	06/11/2024	06/24/2024	13	073-0940-010-(	15033 VIA BOCCIONI, LOT#	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00442	06/11/2024	06/24/2024	13	073-0940-011-(	15025 VIA BOCCIONI, LOT#	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00601	08/06/2024	08/19/2024	13	203-2260-037-(	7784 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00602	08/06/2024	08/19/2024	13	203-2260-038-(	7780 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00603	08/06/2024	08/19/2024	13	203-2260-039-(	3757 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00604	08/06/2024	08/19/2024	13	203-2260-040-(	3761 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00721	10/22/2024	11/04/2024	13	203-2260-045-(	3762 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00722	10/22/2024	11/04/2024	13	203-2260-046-(	3758 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00723	10/22/2024	11/04/2024	13	203-2250-008-(	7772 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00724	10/22/2024	11/04/2024	13	203-2250-009-(	7768 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00809	11/21/2024	12/04/2024	13	065-0550-002-(	7346 EFFETO ST, LOT# 10S/	RD-5	New Single Family Reside	No
PHCR2024-00810	11/21/2024	12/04/2024	13	065-0550-003-(	7350 EFFETO ST, LOT# 11S/	RD-5	New Single Family Reside	No
PHCR2024-00811	11/21/2024	12/04/2024	13	065-0550-015-(	7349 EFFETO ST, LOT# 23S/	RD-5	New Single Family Reside	No
PHCR2024-00812	11/21/2024	12/04/2024	13	065-0550-016-(	7345 EFFETO ST, LOT# 24S/	RD-5	New Single Family Reside	No
PHCR2024-00813	11/21/2024	12/04/2024	13	065-0550-017-(	7341 EFFETO ST, LOT# 25S/	RD-5	New Single Family Reside	No
PHCR2025-00259	04/02/2025	04/15/2025	13	203-2250-010-(	7764 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00260	04/02/2025	04/15/2025	13	203-2250-011-(	7760 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00261	04/02/2025	04/15/2025	13	203-2250-012-(	7756 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00457	06/11/2025	06/24/2025	13	203-2270-058-(	3524 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00458	06/11/2025	06/24/2025	13	203-2270-059-(	3520 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00459	06/11/2025	06/24/2025	13	203-2270-106-(	3521 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00314	04/17/2024	05/01/2024	14	249-0420-038-(	5464 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00315	04/17/2024	05/01/2024	14	249-0420-039-(	5460 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00316	04/17/2024	05/01/2024	14	249-0420-040-(	5465 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00368	05/22/2024	06/05/2024	14	065-0430-018-(	8831 BOES WAY, LOT# 218S	RD-7	New Single Family Reside	No
PHCR2024-00370	05/22/2024	06/05/2024	14	065-0430-023-(	8832 BOES WAY, LOT# 223S	RD-7	New Single Family Reside	No
PHCR2024-00371	05/22/2024	06/05/2024	14	065-0430-024-(	8828 BOES WAY, LOT# 224S	RD-7	New Single Family Reside	No
PHCR2024-00372	05/22/2024	06/05/2024	14	065-0430-025-(	8824 BOES WAY, LOT# 225S	RD-7	New Single Family Reside	No
PHCR2024-00381	05/23/2024	06/06/2024	14	065-0430-019-(	8835 BOES WAY, LOT# 219S	RD-7	New Single Family Reside	No
PHCR2024-00382	05/23/2024	06/06/2024	14	065-0430-020-(	8839 BOES WAY, LOT# 220S	RD-7	New Single Family Reside	No
PHCR2024-00383	05/23/2024	06/06/2024	14	065-0430-021-(	8840 BOES WAY, LOT# 221S	RD-7	New Single Family Reside	No
PHCR2024-00384	05/23/2024	06/06/2024	14	065-0430-022-(	8836 BOES WAY, LOT# 222S	RD-7	New Single Family Reside	No
PHCR2024-00398	05/29/2024	06/12/2024	14	065-0450-029-(	7288 LEGRAN DR, LOT# 165	RD-10	New Single Family Reside	No
PHCR2024-00399	05/29/2024	06/12/2024	14	065-0450-030-(	7284 LEGRAN DR, LOT# 166	RD-10	New Single Family Reside	No
PHCR2024-00400	05/29/2024	06/12/2024	14	065-0450-031-(	7280 LEGRAN DR, LOT# 167	RD-10	New Single Family Reside	No
PHCR2024-00401	05/29/2024	06/12/2024	14	065-0450-032-(	7276 LEGRAN DR, LOT# 168	RD-10	New Single Family Reside	No
PHCR2024-00632	08/08/2024	08/22/2024	14	115-2150-087-(	8740 LAKHA CIR, LOT# 87SA	RD-5	New Single Family Reside	No
PHCR2024-00639	09/06/2024	09/20/2024	14	203-2260-041-(	3765 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00640	09/06/2024	09/20/2024	14	203-2260-042-(	3769 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00641	09/06/2024	09/20/2024	14	203-2260-043-(	3770 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00642	09/06/2024	09/20/2024	14	203-2260-044-(	3766 VISTA SHORE CT, LOT	RD-7	New Single Family Reside	No
PHCR2024-00857	12/16/2024	12/30/2024	14	065-0530-039-(	7427 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00858	12/16/2024	12/30/2024	14	065-0530-040-(	7431 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00859	12/16/2024	12/30/2024	14	065-0530-045-(	7430 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00860	12/16/2024	12/30/2024	14	065-0530-046-(	7426 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00047	01/30/2025	02/13/2025	14	203-2270-071-(	7882 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00048	01/30/2025	02/13/2025	14	203-2270-072-(	7878 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00049	01/30/2025	02/13/2025	14	203-2270-073-(	7874 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00050	01/30/2025	02/13/2025	14	203-2270-074-(	7870 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00051	01/30/2025	02/13/2025	14	203-2270-081-(	3452 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00052	01/30/2025	02/13/2025	14	203-2270-082-(	3448 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00053	01/30/2025	02/13/2025	14	203-2270-088-(	3449 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00054	01/30/2025	02/13/2025	14	203-2270-089-(	3453 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00294	04/16/2025	04/30/2025	14	203-2270-064-(	3500 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00295	04/16/2025	04/30/2025	14	203-2270-065-(	3496 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00296	04/16/2025	04/30/2025	14	203-2270-100-(	3497 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00297	04/16/2025	04/30/2025	14	203-2270-101-(	3501 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00298	04/16/2025	04/30/2025	14	203-2250-013-(	7752 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00412	05/06/2025	05/20/2025	14	203-2270-062-(	3508 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00413	05/06/2025	05/20/2025	14	203-2270-063-(	3504 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00414	05/06/2025	05/20/2025	14	203-2270-102-(	3505 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00415	05/06/2025	05/20/2025	14	203-2270-103-(	3509 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00471	06/13/2025	06/27/2025	14	249-0380-016-(	8474 WATTLE WAY, LOT# 16	SPA	New Single Family Reside	No

PHCR2025-00472	06/13/2025	06/27/2025	14	249-0380-017-(	8478 WATTLE WAY, LOT# 17	SPA	New Single Family Reside	No
PHCR2025-00473	06/13/2025	06/27/2025	14	249-0380-018-(	8482 WATTLE WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2025-00474	06/13/2025	06/27/2025	14	249-0380-019-(	8486 WATTLE WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2025-00475	06/13/2025	06/27/2025	14	249-0380-020-(	8490 WATTLE WAY, LOT# 20	SPA	New Single Family Reside	No
PHCR2025-00476	06/13/2025	06/27/2025	14	249-0380-054-(	8494 WATTLE WAY, LOT# 21	SPA	New Single Family Reside	No
PHCR2024-00308	04/16/2024	05/01/2024	15	249-0420-032-(	5500 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00309	04/16/2024	05/01/2024	15	249-0420-033-(	5484 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00310	04/16/2024	05/01/2024	15	249-0420-034-(	5480 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00311	04/16/2024	05/01/2024	15	249-0420-035-(	5476 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00312	04/16/2024	05/01/2024	15	249-0420-036-(	5472 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00313	04/16/2024	05/01/2024	15	249-0420-037-(	5468 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00325	05/01/2024	05/16/2024	15	115-2170-023-(	7820 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00643	09/09/2024	09/24/2024	15	073-0940-001-(	15045 VIA SANSOVINO, LOT	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00644	09/09/2024	09/24/2024	15	073-0940-002-(	15037 VIA SANSOVINO, LOT	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00645	09/09/2024	09/24/2024	15	073-0940-005-(	15044 VIA SANSOVINO, LOT	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00646	09/09/2024	09/24/2024	15	073-0940-050-(	7093 VIA BERNINI, LOT# 50F	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00647	09/09/2024	09/24/2024	15	073-0940-051-(	7085 VIA BERNINI, LOT# 51F	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00648	09/09/2024	09/24/2024	15	073-0940-052-(	7077 VIA BERNINI, LOT# 52F	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00691	10/07/2024	10/22/2024	15	249-0420-017-(	5534 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00692	10/07/2024	10/22/2024	15	249-0420-018-(	5530 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00693	10/07/2024	10/22/2024	15	249-0420-019-(	5526 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00694	10/07/2024	10/22/2024	15	249-0420-020-(	5522 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2025-00286	04/10/2025	04/25/2025	15	203-2270-066-(	3492 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00287	04/10/2025	04/25/2025	15	203-2270-097-(	3485 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00288	04/10/2025	04/25/2025	15	203-2270-098-(	3489 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00289	04/10/2025	04/25/2025	15	203-2270-099-(	3493 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00461	06/12/2025	06/27/2025	15	249-0380-001-(	8483 WATTLE WAY, LOT# 1F	SPA	New Single Family Reside	No
PHCR2025-00462	06/12/2025	06/27/2025	15	249-0380-002-(	8479 WATTLE WAY, LOT# 2F	SPA	New Single Family Reside	No
PHCR2025-00463	06/12/2025	06/27/2025	15	249-0380-003-(	8475 WATTLE WAY, LOT# 3F	SPA	New Single Family Reside	No
PHCR2025-00468	06/12/2025	06/27/2025	15	249-0380-013-(	8462 WATTLE WAY, LOT# 13	SPA	New Single Family Reside	No
PHCR2025-00469	06/12/2025	06/27/2025	15	249-0380-014-(	8466 WATTLE WAY, LOT# 14	SPA	New Single Family Reside	No
PHCR2025-00470	06/12/2025	06/27/2025	15	249-0380-015-(	8470 WATTLE WAY, LOT# 15	SPA	New Single Family Reside	No
PHCR2024-00304	04/15/2024	05/01/2024	16	249-0420-041-(	5469 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00305	04/15/2024	05/01/2024	16	249-0420-042-(	5477 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00306	04/15/2024	05/01/2024	16	249-0420-043-(	5485 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00307	04/15/2024	05/01/2024	16	249-0420-044-(	5489 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00362	05/21/2024	06/06/2024	16	203-2230-021-(	3385 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00363	05/21/2024	06/06/2024	16	203-2230-022-(	3381 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00364	05/21/2024	06/06/2024	16	203-2230-023-(	3377 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00225	03/12/2025	03/28/2025	16	203-2270-067-(	3484 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00226	03/12/2025	03/28/2025	16	203-2270-068-(	3480 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00227	03/12/2025	03/28/2025	16	203-2270-095-(	3477 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00228	03/12/2025	03/28/2025	16	203-2270-096-(	3481 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00629	09/15/2025	10/01/2025	16	065-0520-083-(	7484 STELLAR WAY, LOT# 8	RD-7	New Single Family Reside	No
PHCR2025-00630	09/15/2025	10/01/2025	16	065-0520-084-(	7488 STELLAR WAY, LOT# 8	RD-7	New Single Family Reside	No
PHCR2025-00631	09/15/2025	10/01/2025	16	065-0520-092-(	7477 STELLAR WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00632	09/15/2025	10/01/2025	16	065-0520-093-(	7481 STELLAR WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00633	09/15/2025	10/01/2025	16	065-0520-094-(	7485 STELLAR WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2024-00359	05/17/2024	06/03/2024	17	037-0340-011-(	5217 SENESTA CIR, LOT# 11	RD-10	New Single Family Reside	No
PHCR2024-00360	05/17/2024	06/03/2024	17	037-0340-013-(	5209 SENESTA CIR, LOT# 13	RD-10	New Single Family Reside	No
PHCR2024-00361	05/17/2024	06/03/2024	17	037-0340-015-(	5206 SENESTA CIR, LOT# 15	RD-10	New Single Family Reside	No
PHCR2024-00477	06/25/2024	07/12/2024	17	037-0340-040-(	5203 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00478	06/25/2024	07/12/2024	17	037-0340-042-(	5204 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00479	06/25/2024	07/12/2024	17	037-0340-043-(	5208 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00480	06/25/2024	07/12/2024	17	037-0340-044-(	5212 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00481	06/25/2024	07/12/2024	17	037-0340-045-(	5216 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00482	06/25/2024	07/12/2024	17	037-0340-046-(	5220 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2025-00108	02/04/2025	02/21/2025	17	065-0530-010-(	7393 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00109	02/04/2025	02/21/2025	17	065-0530-011-(	7397 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00110	02/04/2025	02/21/2025	17	065-0530-009-(	7389 STELLAR WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00360	04/28/2025	05/15/2025	17	203-2250-007-(	7749 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00361	04/28/2025	05/15/2025	17	203-2250-018-(	3675 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00362	04/28/2025	05/15/2025	17	203-2250-019-(	3679 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00363	04/28/2025	05/15/2025	17	203-2250-020-(	7744 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00364	04/28/2025	05/15/2025	17	203-2250-021-(	7740 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00473	06/24/2024	07/12/2024	18	037-0340-036-(	5219 DECANTOR CT, LOT# 3	RD-10	New Single Family Reside	No
PHCR2024-00474	06/24/2024	07/12/2024	18	037-0340-037-(	5215 DECANTOR CT, LOT# 3	RD-10	New Single Family Reside	No
PHCR2024-00475	06/24/2024	07/12/2024	18	037-0340-038-(	5211 DECANTOR CT, LOT# 3	RD-10	New Single Family Reside	No
PHCR2024-00476	06/24/2024	07/12/2024	18	037-0340-039-(	5207 DECANTOR CT, LOT# 3	RD-10	New Single Family Reside	No
PHCR2024-00681	10/04/2024	10/22/2024	18	249-0420-011-(	5558 KAMALA WAY, LOT# 17	SPA	New Single Family Reside	No

PHCR2024-00682	10/04/2024	10/22/2024	18	249-0420-012-(	5554 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00683	10/04/2024	10/22/2024	18	249-0420-013-(	5550 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00684	10/04/2024	10/22/2024	18	249-0420-014-(	5546 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00685	10/04/2024	10/22/2024	18	249-0420-015-(	5542 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00686	10/04/2024	10/22/2024	18	249-0420-016-(	5538 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00687	10/04/2024	10/22/2024	18	249-0420-021-(	5523 KAMALA WAY, LOT# 18	SPA	New Single Family Reside	No
PHCR2024-00688	10/04/2024	10/22/2024	18	249-0420-022-(	5527 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00689	10/04/2024	10/22/2024	18	249-0420-023-(	5531 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00690	10/04/2024	10/22/2024	18	249-0420-024-(	5535 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00709	10/17/2024	11/04/2024	18	122-0950-022-(	7722 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00710	10/17/2024	11/04/2024	18	122-0950-023-(	7718 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00711	10/17/2024	11/04/2024	18	122-0950-024-(	7714 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00712	10/17/2024	11/04/2024	18	122-0950-025-(	7710 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00713	10/17/2024	11/04/2024	18	122-0950-026-(	7706 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00774	11/07/2024	11/25/2024	18	065-0540-001-(	7306 EFFETO ST, LOT# 1SA	RD-5	New Single Family Reside	No
PHCR2024-00776	11/07/2024	11/25/2024	18	065-0540-002-(	7310 EFFETO ST, LOT# 2SA	RD-5	New Single Family Reside	No
PHCR2024-00777	11/07/2024	11/25/2024	18	065-0540-003-(	7314 EFFETO ST, LOT# 3SA	RD-5	New Single Family Reside	No
PHCR2024-00778	11/07/2024	11/25/2024	18	065-0540-004-(	7318 EFFETO ST, LOT# 4SA	RD-5	New Single Family Reside	No
PHCR2025-00421	05/16/2025	06/03/2025	18	203-2270-060-(	3516 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00422	05/16/2025	06/03/2025	18	203-2270-061-(	3512 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00423	05/16/2025	06/03/2025	18	203-2270-104-(	3513 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00424	05/16/2025	06/03/2025	18	203-2270-105-(	3517 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00477	06/13/2025	07/01/2025	18	203-2270-056-(	3532 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00478	06/13/2025	07/01/2025	18	203-2270-057-(	3528 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00479	06/13/2025	07/01/2025	18	203-2270-108-(	3529 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00480	06/13/2025	07/01/2025	18	203-2270-109-(	3533 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00557	08/07/2025	08/25/2025	18	122-0890-042-(	7635 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00558	08/07/2025	08/25/2025	18	122-0890-043-(	7631 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00559	08/07/2025	08/25/2025	18	122-0890-044-(	7627 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00560	08/07/2025	08/25/2025	18	122-0890-045-(	7623 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00561	08/07/2025	08/25/2025	18	122-0890-046-(	7619 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2024-00461	06/20/2024	07/09/2024	19	203-2260-030-(	7824 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00462	06/20/2024	07/09/2024	19	203-2260-031-(	7820 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00463	06/20/2024	07/09/2024	19	203-2260-032-(	7816 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00464	06/20/2024	07/09/2024	19	203-2260-033-(	7812 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00627	08/07/2024	08/26/2024	19	073-0940-006-(	15035 VIA GHIBERTI, LOT# 6	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00628	08/07/2024	08/26/2024	19	073-0940-007-(	15027 VIA GHIBERTI, LOT# 7	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00629	08/07/2024	08/26/2024	19	073-0940-009-(	15034 VIA GHIBERTI, LOT# 9	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00705	10/16/2024	11/04/2024	19	115-2170-037-(	8591 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00706	10/16/2024	11/04/2024	19	115-2170-038-(	8595 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00707	10/16/2024	11/04/2024	19	115-2170-051-(	8596 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00708	10/16/2024	11/04/2024	19	115-2170-052-(	8592 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00770	11/06/2024	11/25/2024	19	065-0540-031-(	8916 DA CAPO WAY, LOT# 6	RD-5	New Single Family Reside	No
PHCR2024-00771	11/06/2024	11/25/2024	19	065-0540-032-(	8920 DA CAPO WAY, LOT# 6	RD-5	New Single Family Reside	No
PHCR2024-00772	11/06/2024	11/25/2024	19	065-0540-033-(	8924 DA CAPO WAY, LOT# 6	RD-5	New Single Family Reside	No
PHCR2024-00773	11/06/2024	11/25/2024	19	065-0540-034-(	8928 DA CAPO WAY, LOT# 6	RD-5	New Single Family Reside	No
PHCR2024-00884	12/27/2024	01/15/2025	19	203-2260-001-(	7787 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00885	12/27/2024	01/15/2025	19	203-2260-002-(	7791 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00886	12/27/2024	01/15/2025	19	203-2260-003-(	7795 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00887	12/27/2024	01/15/2025	19	203-2260-004-(	7799 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00888	12/27/2024	01/15/2025	19	203-2260-005-(	7803 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00370	05/01/2025	05/20/2025	19	065-0560-005-(	7304 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00371	05/01/2025	05/20/2025	19	065-0560-006-(	7300 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00372	05/01/2025	05/20/2025	19	065-0560-007-(	7296 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00373	05/01/2025	05/20/2025	19	065-0560-008-(	7295 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00374	05/01/2025	05/20/2025	19	065-0560-009-(	7299 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00375	05/01/2025	05/20/2025	19	065-0560-015-(	8997 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00376	05/01/2025	05/20/2025	19	065-0560-016-(	9001 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00377	05/01/2025	05/20/2025	19	065-0560-017-(	9005 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00378	05/01/2025	05/20/2025	19	065-0560-018-(	9009 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00379	05/01/2025	05/20/2025	19	065-0560-019-(	9013 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00380	05/01/2025	05/20/2025	19	065-0560-020-(	9017 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00381	05/01/2025	05/20/2025	19	065-0560-021-(	9021 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00382	05/01/2025	05/20/2025	19	065-0560-022-(	9025 ALLEGRETTO WAY, LC	RD-7	New Single Family Reside	No
PHCR2026-00266	04/01/2026	04/20/2026	19	203-2270-012-(	3585 SUN MAIDEN WAY, LO	RD-7	New Single Family Reside	No
CBNR2025-01203	12/04/2025	12/24/2025	20	203-0590-032-(	4257 N COUNTRY DRANTEL	RD-5	New Single Family Reside	No
PHCR2024-00339	05/03/2024	05/23/2024	20	115-2170-026-(	8618 MCCLOUD RIVER WAY	RD-5	New Single Family Reside	No
PHCR2024-00432	06/07/2024	06/27/2024	20	065-0520-005-(	7472 MENDON WAY, LOT# 5	RD-4	New Single Family Reside	No
PHCR2024-00433	06/07/2024	06/27/2024	20	065-0520-006-(	7476 MENDON WAY, LOT# 6	RD-4	New Single Family Reside	No
PHCR2024-00434	06/07/2024	06/27/2024	20	065-0520-014-(	7473 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No

PHCR2024-00435	06/07/2024	06/27/2024	20	065-0520-015-(	7477 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00786	11/13/2024	12/03/2024	20	115-2170-060-(	8565 CASELMAN RD, LOT# (	RD-5	New Single Family Reside	No
PHCR2024-00787	11/13/2024	12/03/2024	20	115-2170-061-(	8569 CASELMAN RD, LOT# (	RD-5	New Single Family Reside	No
PHCR2024-00788	11/13/2024	12/03/2024	20	115-2170-062-(	8573 CASELMAN RD, LOT# (	RD-5	New Single Family Reside	No
PHCR2024-00789	11/13/2024	12/03/2024	20	115-2170-019-(	7823 RIVERHAVEN WAY, LO	RD-5/A-10	New Single Family Reside	No
PHCR2024-00790	11/13/2024	12/03/2024	20	115-2170-064-(	7836 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00791	11/13/2024	12/03/2024	20	115-2170-065-(	7832 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00792	11/13/2024	12/03/2024	20	115-2170-066-(	7828 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00793	11/13/2024	12/03/2024	20	115-2170-063-(	8577 CASELMAN RD, LOT# (	RD-5	New Single Family Reside	No
PHCR2024-00794	11/13/2024	12/03/2024	20	115-2150-049-(	8689 LAKHA CIR, LOT# 49SA	RD-5	New Single Family Reside	No
PHCR2024-00795	11/13/2024	12/03/2024	20	115-2150-050-(	8685 LAKHA CIR, LOT# 50SA	RD-5	New Single Family Reside	No
PHCR2024-00796	11/13/2024	12/03/2024	20	115-2150-051-(	8681 LAKHA CIR, LOT# 51SA	RD-5	New Single Family Reside	No
PHCR2025-00174	03/05/2025	03/25/2025	20	203-2260-019-(	3641 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00175	03/05/2025	03/25/2025	20	203-2260-020-(	3645 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00177	03/06/2025	03/26/2025	20	065-0550-023-(	7360 OCTAVE ST, LOT# 31S.	RD-5	New Single Family Reside	No
PHCR2025-00178	03/06/2025	03/26/2025	20	065-0550-029-(	7359 OCTAVE ST, LOT# 37S.	RD-5	New Single Family Reside	No
PHCR2025-00179	03/06/2025	03/26/2025	20	065-0550-030-(	7355 OCTAVE ST, LOT# 38S.	RD-5	New Single Family Reside	No
PHCR2025-00365	04/30/2025	05/20/2025	20	065-0560-003-(	7312 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00366	04/30/2025	05/20/2025	20	065-0560-004-(	7308 INTERLUDE ST, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00367	04/30/2025	05/20/2025	20	065-0560-010-(	7303 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00368	04/30/2025	05/20/2025	20	065-0560-011-(	7307 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00369	04/30/2025	05/20/2025	20	065-0560-012-(	7311 INTERLUDE ST, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00707	10/15/2025	11/04/2025	20	203-2270-049-(	3560 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00708	10/15/2025	11/04/2025	20	203-2270-116-(	3561 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00710	10/15/2025	11/04/2025	20	203-2270-118-(	3569 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00335	05/02/2024	05/23/2024	21	065-0470-016-(	7325 GARDNER AVE, LOT# 3	RD-5	New Single Family Reside	No
PHCR2024-00336	05/02/2024	05/23/2024	21	065-0470-017-(	7329 GARDNER AVE, LOT# 3	RD-5	New Single Family Reside	No
PHCR2024-00337	05/02/2024	05/23/2024	21	065-0470-042-(	7337 GARDNER AVE, LOT# 3	RD-5	New Single Family Reside	No
PHCR2024-00338	05/02/2024	05/23/2024	21	065-0470-043-(	7341 GARDNER AVE, LOT# 3	RD-5	New Single Family Reside	No
PHCR2024-00365	05/22/2024	06/12/2024	21	065-0520-001-(	7456 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00366	05/22/2024	06/12/2024	21	065-0520-002-(	7460 MENDON WAY, LOT# 2	RD-4	New Single Family Reside	No
PHCR2024-00367	05/22/2024	06/12/2024	21	065-0520-010-(	7457 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00373	05/22/2024	06/12/2024	21	065-0520-003-(	7464 MENDON WAY, LOT# 3	RD-4	New Single Family Reside	No
PHCR2024-00374	05/22/2024	06/12/2024	21	065-0520-004-(	7468 MENDON WAY, LOT# 4	RD-4	New Single Family Reside	No
PHCR2024-00375	05/22/2024	06/12/2024	21	065-0520-012-(	7465 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00428	06/06/2024	06/27/2024	21	065-0520-058-(	7478 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00429	06/06/2024	06/27/2024	21	065-0520-071-(	7479 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00430	06/06/2024	06/27/2024	21	065-0520-072-(	7483 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00431	06/06/2024	06/27/2024	21	065-0520-073-(	7487 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00534	07/12/2024	08/02/2024	21	065-0440-001-(	7333 DORSTONE WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00535	07/12/2024	08/02/2024	21	065-0440-006-(	7313 DORSTONE WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00536	07/12/2024	08/02/2024	21	065-0440-007-(	7309 DORSTONE WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00537	07/12/2024	08/02/2024	21	065-0440-038-(	7311 GINGELLO WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00538	07/12/2024	08/02/2024	21	065-0440-039-(	7307 GINGELLO WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00630	08/08/2024	08/29/2024	21	115-2150-040-(	8739 LAKHA CIR, LOT# 40SA	RD-5	New Single Family Reside	No
PHCR2024-00631	08/08/2024	08/29/2024	21	115-2150-041-(	8735 LAKHA CIR, LOT# 41SA	RD-5	New Single Family Reside	No
PHCR2024-00633	08/08/2024	08/29/2024	21	115-2150-088-(	8736 LAKHA CIR, LOT# 88SA	RD-5	New Single Family Reside	No
PHCR2024-00695	10/07/2024	10/28/2024	21	122-0870-009-(	10081 SLING WAY, LOT# 180	RD-5	New Single Family Reside	No
PHCR2024-00696	10/07/2024	10/28/2024	21	122-0870-010-(	10085 SLING WAY, LOT# 181	RD-5	New Single Family Reside	No
PHCR2024-00697	10/07/2024	10/28/2024	21	122-0870-011-(	10089 SLING WAY, LOT# 182	RD-5	New Single Family Reside	No
PHCR2024-00698	10/07/2024	10/28/2024	21	122-0870-012-(	10093 SLING WAY, LOT# 183	RD-5	New Single Family Reside	No
PHCR2024-00699	10/07/2024	10/28/2024	21	122-0870-013-(	10087 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00030	01/23/2025	02/13/2025	21	122-0940-003-(	7720 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00031	01/23/2025	02/13/2025	21	122-0940-004-(	7716 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00032	01/23/2025	02/13/2025	21	122-0940-005-(	7712 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00033	01/23/2025	02/13/2025	21	122-0940-043-(	7717 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00034	01/23/2025	02/13/2025	21	122-0940-044-(	7713 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00172	03/04/2025	03/25/2025	21	203-2260-017-(	3633 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00173	03/04/2025	03/25/2025	21	203-2260-018-(	3637 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00176	03/05/2025	03/26/2025	21	065-0550-022-(	7356 OCTAVE ST, LOT# 30S.	RD-5	New Single Family Reside	No
PHCR2025-00431	05/30/2025	06/20/2025	21	122-0880-010-(	7609 FLATBOW WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00432	05/30/2025	06/20/2025	21	122-0880-011-(	7613 FLATBOW WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00433	05/30/2025	06/20/2025	21	122-0880-012-(	7617 FLATBOW WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00434	05/30/2025	06/20/2025	21	122-0880-037-(	10048 FLETCHING WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00435	05/30/2025	06/20/2025	21	122-0880-038-(	10044 FLETCHING WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00436	06/02/2025	06/23/2025	21	065-0560-064-(	7331 JAZZ ST, LOT# 156SAC	RD-7	New Single Family Reside	No
PHCR2025-00437	06/02/2025	06/23/2025	21	065-0560-065-(	7335 JAZZ ST, LOT# 157SAC	RD-7	New Single Family Reside	No
PHCR2025-00438	06/02/2025	06/23/2025	21	065-0560-072-(	7336 JAZZ ST, LOT# 164SAC	RD-7	New Single Family Reside	No
PHCR2025-00439	06/02/2025	06/23/2025	21	065-0560-073-(	7332 JAZZ ST, LOT# 165SAC	RD-7	New Single Family Reside	No
PHCR2025-00567	08/07/2025	08/28/2025	21	065-0600-001-(	7447 ELLIE WAY, LOT# 1SAC	RD-5	New Single Family Reside	No

PHCR2025-00568	08/07/2025	08/28/2025	21	065-0600-002-(	7443 ELLIE WAY, LOT# 2SA(	RD-5	New Single Family Reside	No
PHCR2025-00569	08/07/2025	08/28/2025	21	065-0600-003-(	7439 ELLIE WAY, LOT# 3SA(	RD-5	New Single Family Reside	No
PHCR2025-00819	12/01/2025	12/22/2025	21	065-0630-007-(	9268 CHIFFONADE WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00820	12/01/2025	12/22/2025	21	065-0630-008-(	9264 CHIFFONADE WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00821	12/01/2025	12/22/2025	21	065-0620-029-(	9246 GRIGIO ST, LOT# 29SA	RD-5	New Single Family Reside	No
PHCR2025-00822	12/01/2025	12/22/2025	21	065-0620-030-(	9242 GRIGIO ST, LOT# 30SA	RD-5	New Single Family Reside	No
PHCR2025-00823	12/01/2025	12/22/2025	21	065-0620-031-(	9238 GRIGIO ST, LOT# 31SA	RD-5	New Single Family Reside	No
PHCR2025-00824	12/01/2025	12/22/2025	21	065-0620-032-(	9237 GRIGIO ST, LOT# 32SA	RD-5	New Single Family Reside	No
PHCR2025-00825	12/01/2025	12/22/2025	21	065-0620-033-(	9241 GRIGIO ST, LOT# 33SA	RD-5	New Single Family Reside	No
PHCR2025-00826	12/01/2025	12/22/2025	21	065-0620-034-(	9245 GRIGIO ST, LOT# 34SA	RD-5	New Single Family Reside	No
PHCR2025-00827	12/01/2025	12/22/2025	21	065-0620-035-(	7561 SACHET WAY, LOT# 35	RD-5	New Single Family Reside	No
PHCR2025-00828	12/01/2025	12/22/2025	21	065-0620-036-(	7565 SACHET WAY, LOT# 36	RD-5	New Single Family Reside	No
CBNR2025-00907	09/11/2025	10/03/2025	22	236-0092-013-(	6101 WOODHAVEN AVECAR	RD-5	New Single Family Reside	No
PHCR2024-00326	05/01/2024	05/23/2024	22	115-2170-024-(	7816 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00327	05/01/2024	05/23/2024	22	115-2170-025-(	7812 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00369	05/22/2024	06/13/2024	22	065-0520-011-(	7461 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00377	05/22/2024	06/13/2024	22	065-0520-056-(	7470 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00378	05/22/2024	06/13/2024	22	065-0520-057-(	7474 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00379	05/22/2024	06/13/2024	22	065-0520-069-(	7471 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00380	05/22/2024	06/13/2024	22	065-0520-070-(	7475 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00749	11/04/2024	11/26/2024	22	115-2150-044-(	8723 LAKHA CIR, LOT# 44SA	RD-5	New Single Family Reside	No
PHCR2024-00750	11/04/2024	11/26/2024	22	115-2150-045-(	8719 LAKHA CIR, LOT# 45SA	RD-5	New Single Family Reside	No
PHCR2024-00751	11/04/2024	11/26/2024	22	115-2150-046-(	8715 LAKHA CIR, LOT# 46SA	RD-5	New Single Family Reside	No
PHCR2024-00752	11/04/2024	11/26/2024	22	115-2150-047-(	8711 LAKHA CIR, LOT# 47SA	RD-5	New Single Family Reside	No
PHCR2025-00001	01/06/2025	01/28/2025	22	203-2270-075-(	7875 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00002	01/06/2025	01/28/2025	22	203-2270-076-(	7879 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00003	01/06/2025	01/28/2025	22	203-2270-077-(	7883 ARROYO COVE CT, LO	RD-7	New Single Family Reside	No
PHCR2025-00004	01/06/2025	01/28/2025	22	203-2270-078-(	3464 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00005	01/06/2025	01/28/2025	22	203-2270-079-(	3460 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00006	01/06/2025	01/28/2025	22	203-2270-080-(	3456 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00007	01/06/2025	01/28/2025	22	203-2270-090-(	3457 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00008	01/06/2025	01/28/2025	22	203-2270-091-(	3461 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00025	01/22/2025	02/13/2025	22	122-0940-006-(	7708 CONGAREE WAY, LOT:	RD-5	New Single Family Reside	No
PHCR2025-00026	01/22/2025	02/13/2025	22	122-0940-007-(	7704 CONGAREE WAY, LOT:	RD-5	New Single Family Reside	No
PHCR2025-00027	01/22/2025	02/13/2025	22	122-0940-008-(	7700 CONGAREE WAY, LOT:	RD-5	New Single Family Reside	No
PHCR2025-00028	01/22/2025	02/13/2025	22	122-0940-045-(	7709 CONGAREE WAY, LOT:	RD-5	New Single Family Reside	No
PHCR2025-00029	01/22/2025	02/13/2025	22	122-0940-046-(	7705 CONGAREE WAY, LOT:	RD-5	New Single Family Reside	No
PHCR2025-00075	02/03/2025	02/25/2025	22	249-0380-022-(	8472 MALLEE CIR, LOT# 22F	SPA	New Single Family Reside	No
PHCR2025-00076	02/03/2025	02/25/2025	22	249-0380-023-(	8476 MALLEE CIR, LOT# 23F	SPA	New Single Family Reside	No
PHCR2025-00077	02/03/2025	02/25/2025	22	249-0380-024-(	8480 MALLEE CIR, LOT# 24F	SPA	New Single Family Reside	No
PHCR2025-00078	02/03/2025	02/25/2025	22	249-0380-056-(	8484 MALLEE CIR, LOT# 25F	SPA	New Single Family Reside	No
PHCR2025-00079	02/03/2025	02/25/2025	22	249-0380-026-(	8488 MALLEE CIR, LOT# 26F	SPA	New Single Family Reside	No
PHCR2025-00080	02/03/2025	02/25/2025	22	249-0380-027-(	8492 MALLEE CIR, LOT# 27F	SPA	New Single Family Reside	No
PHCR2025-00081	02/03/2025	02/25/2025	22	249-0380-028-(	8496 MALLEE CIR, LOT# 28F	SPA	New Single Family Reside	No
PHCR2025-00082	02/03/2025	02/25/2025	22	249-0380-029-(	8300 MALLEE CIR, LOT# 29F	SPA	New Single Family Reside	No
PHCR2025-00083	02/03/2025	02/25/2025	22	249-0380-030-(	8304 MALLEE CIR, LOT# 30F	SPA	New Single Family Reside	No
PHCR2025-00084	02/03/2025	02/25/2025	22	249-0380-032-(	8309 MALLEE CIR, LOT# 32F	SPA	New Single Family Reside	No
PHCR2025-00085	02/03/2025	02/25/2025	22	249-0380-033-(	8305 MALLEE CIR, LOT# 33F	SPA	New Single Family Reside	No
PHCR2025-00086	02/03/2025	02/25/2025	22	249-0380-034-(	8301 MALLEE CIR, LOT# 34F	SPA	New Single Family Reside	No
PHCR2025-00087	02/03/2025	02/25/2025	22	249-0380-035-(	8497 MALLEE CIR, LOT# 35F	SPA	New Single Family Reside	No
PHCR2025-00088	02/03/2025	02/25/2025	22	249-0380-036-(	8493 MALLEE CIR, LOT# 36F	SPA	New Single Family Reside	No
PHCR2025-00089	02/03/2025	02/25/2025	22	249-0380-037-(	8489 MALLEE CIR, LOT# 37F	SPA	New Single Family Reside	No
PHCR2025-00244	03/24/2025	04/15/2025	22	065-0550-018-(	7340 OCTAVE ST, LOT# 26S.	RD-5	New Single Family Reside	No
PHCR2025-00245	03/24/2025	04/15/2025	22	065-0550-019-(	7344 OCTAVE ST, LOT# 27S.	RD-5	New Single Family Reside	No
PHCR2025-00246	03/24/2025	04/15/2025	22	065-0550-033-(	7343 OCTAVE ST, LOT# 41S.	RD-5	New Single Family Reside	No
PHCR2025-00247	03/24/2025	04/15/2025	22	065-0550-034-(	7339 OCTAVE ST, LOT# 42S.	RD-5	New Single Family Reside	No
PHCR2025-00537	08/06/2025	08/28/2025	22	065-0600-004-(	7435 ELLIE WAY, LOT# 4SA(	RD-5	New Single Family Reside	No
PHCR2025-00538	08/06/2025	08/28/2025	22	065-0600-005-(	7431 ELLIE WAY, LOT# 5SA(	RD-5	New Single Family Reside	No
PHCR2025-00539	08/06/2025	08/28/2025	22	065-0600-006-(	7427 ELLIE WAY, LOT# 6SA(	RD-5	New Single Family Reside	No
PHCR2025-00540	08/06/2025	08/28/2025	22	065-0600-007-(	7423 ELLIE WAY, LOT# 7SA(	RD-5	New Single Family Reside	No
PHCR2025-00541	08/06/2025	08/28/2025	22	065-0600-008-(	8789 DOMINIC WAY, LOT# 8	RD-5	New Single Family Reside	No
PHCR2025-00542	08/06/2025	08/28/2025	22	065-0600-009-(	8785 DOMINIC WAY, LOT# 9	RD-5	New Single Family Reside	No
PHCR2025-00543	08/06/2025	08/28/2025	22	065-0600-022-(	8786 DOMINIC WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00544	08/06/2025	08/28/2025	22	065-0600-023-(	8790 DOMINIC WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00580	08/18/2025	09/09/2025	22	122-0960-044-(	7718 HEATHERPACE DR, LO	RD-7	New Single Family Reside	No
PHCR2025-00581	08/18/2025	09/09/2025	22	122-0960-045-(	7722 HEATHERPACE DR, LO	RD-7	New Single Family Reside	No
PHCR2025-00582	08/18/2025	09/09/2025	22	122-0960-046-(	7726 HEATHERPACE DR, LO	RD-7	New Single Family Reside	No
PHCR2025-00583	08/18/2025	09/09/2025	22	122-0960-047-(	7730 HEATHERPACE DR, LO	RD-7	New Single Family Reside	No
PHCR2025-00584	08/18/2025	09/09/2025	22	122-0960-050-(	7727 HEATHERPACE DR, LO	RD-7	New Single Family Reside	No
PHCR2024-00324	04/23/2024	05/16/2024	23	065-0430-026-(	8820 BOES WAY, LOT# 226S	RD-7	New Single Family Reside	No

PHCR2024-00387	05/28/2024	06/20/2024	23	065-0430-012-(	8848 BOES WAY, LOT# 30SA	RD-7	New Single Family Reside	No
PHCR2024-00388	05/28/2024	06/20/2024	23	065-0430-013-(	8843 BOES WAY, LOT# 31SA	RD-7	New Single Family Reside	No
PHCR2024-00389	05/28/2024	06/20/2024	23	065-0430-014-(	8847 BOES WAY, LOT# 32SA	RD-7	New Single Family Reside	No
PHCR2024-00390	05/28/2024	06/20/2024	23	065-0430-011-(	8852 BOES WAY, LOT# 29SA	RD-7	New Single Family Reside	No
PHCR2024-00426	06/05/2024	06/28/2024	23	115-2170-045-(	8620 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00427	06/05/2024	06/28/2024	23	115-2170-046-(	8616 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2025-00529	07/29/2025	08/21/2025	23	065-0560-085-(	9014 NOTA WAY, LOT# 177S	RD-7	New Single Family Reside	No
PHCR2025-00530	07/29/2025	08/21/2025	23	065-0560-086-(	9018 NOTA WAY, LOT# 178S	RD-7	New Single Family Reside	No
PHCR2025-00531	07/29/2025	08/21/2025	23	065-0560-087-(	9022 NOTA WAY, LOT# 179S	RD-7	New Single Family Reside	No
PHCR2025-00532	07/29/2025	08/21/2025	23	065-0560-088-(	9026 NOTA WAY, LOT# 180S	RD-7	New Single Family Reside	No
PHCR2024-00355	05/16/2024	06/10/2024	25	065-0520-054-(	7462 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00356	05/16/2024	06/10/2024	25	065-0520-055-(	7466 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	Attached
PHCR2024-00357	05/16/2024	06/10/2024	25	065-0520-067-(	7463 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	Attached
PHCR2024-00358	05/16/2024	06/10/2024	25	065-0520-068-(	7467 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00741	10/31/2024	11/25/2024	25	122-0870-004-(	10061 SLING WAY, LOT# 175	RD-5	New Single Family Reside	No
PHCR2024-00742	10/31/2024	11/25/2024	25	122-0870-005-(	10065 SLING WAY, LOT# 176	RD-5	New Single Family Reside	No
PHCR2024-00743	10/31/2024	11/25/2024	25	122-0870-006-(	10069 SLING WAY, LOT# 177	RD-5	New Single Family Reside	No
PHCR2024-00744	10/31/2024	11/25/2024	25	122-0870-007-(	10073 SLING WAY, LOT# 176	RD-5	New Single Family Reside	No
PHCR2024-00745	10/31/2024	11/25/2024	25	122-0870-008-(	10077 SLING WAY, LOT# 179	RD-5	New Single Family Reside	No
PHCR2025-00168	02/28/2025	03/25/2025	25	203-2260-013-(	3617 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00169	02/28/2025	03/25/2025	25	203-2260-014-(	3621 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00170	02/28/2025	03/25/2025	25	203-2260-015-(	3625 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00171	02/28/2025	03/25/2025	25	203-2260-016-(	3629 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00509	07/03/2024	07/29/2024	26	065-0520-031-(	7448 PENFIELD DR, LOT# 3	RD-7	New Single Family Reside	No
PHCR2024-00510	07/03/2024	07/29/2024	26	065-0520-032-(	7452 PENFIELD DR, LOT# 32	RD-7	New Single Family Reside	No
PHCR2024-00511	07/03/2024	07/29/2024	26	065-0520-041-(	7445 PENFIELD DR, LOT# 4	RD-7	New Single Family Reside	No
PHCR2024-00512	07/03/2024	07/29/2024	26	065-0520-042-(	7449 PENFIELD DR, LOT# 42	RD-7	New Single Family Reside	No
PHCR2024-00513	07/03/2024	07/29/2024	26	065-0520-033-(	7456 PENFIELD DR, LOT# 33	RD-7	New Single Family Reside	No
PHCR2024-00514	07/03/2024	07/29/2024	26	065-0520-034-(	7460 PENFIELD DR, LOT# 34	RD-7	New Single Family Reside	No
PHCR2024-00515	07/03/2024	07/29/2024	26	065-0520-043-(	7453 PENFIELD DR, LOT# 43	RD-7	New Single Family Reside	No
PHCR2024-00516	07/03/2024	07/29/2024	26	065-0520-044-(	7457 PENFIELD DR, LOT# 44	RD-7	New Single Family Reside	No
PHCR2024-00779	11/08/2024	12/04/2024	26	065-0540-035-(	8932 DA CAPO WAY, LOT# 6	RD-5	New Single Family Reside	No
PHCR2024-00780	11/08/2024	12/04/2024	26	065-0540-036-(	8936 DA CAPO WAY, LOT# 7	RD-5	New Single Family Reside	No
PHCR2024-00781	11/08/2024	12/04/2024	26	065-0540-037-(	8940 DA CAPO WAY, LOT# 7	RD-5	New Single Family Reside	No
PHCR2024-00782	11/08/2024	12/04/2024	26	065-0540-005-(	7322 EFFETO ST, LOT# 5SA	RD-5	New Single Family Reside	No
PHCR2024-00783	11/08/2024	12/04/2024	26	065-0540-006-(	7326 EFFETO ST, LOT# 6SA	RD-5	New Single Family Reside	No
PHCR2024-00784	11/08/2024	12/04/2024	26	065-0540-015-(	7329 EFFETO ST, LOT# 49S/	RD-5	New Single Family Reside	No
PHCR2024-00785	11/08/2024	12/04/2024	26	065-0540-016-(	7325 EFFETO ST, LOT# 50S/	RD-5	New Single Family Reside	No
PHCR2025-00425	05/16/2025	06/11/2025	26	065-0540-017-(	8922 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00426	05/16/2025	06/11/2025	26	065-0540-018-(	8926 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00428	05/16/2025	06/11/2025	26	065-0540-020-(	8934 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2024-00402	05/30/2024	06/26/2024	27	065-0450-007-(	8839 SPENCERPORT DR, LC	RD-10	New Single Family Reside	No
PHCR2024-00403	05/30/2024	06/26/2024	27	065-0450-008-(	8835 SPENCERPORT DR, LC	RD-10	New Single Family Reside	No
PHCR2024-00404	05/30/2024	06/26/2024	27	065-0450-009-(	8831 SPENCERPORT DR, LC	RD-10	New Single Family Reside	No
PHCR2024-00405	05/30/2024	06/26/2024	27	065-0450-010-(	8827 SPENCERPORT DR, LC	RD-10	New Single Family Reside	No
PHCR2024-00407	05/30/2024	06/26/2024	27	065-0450-011-(	8823 SPENCERPORT DR, LC	RD-10	New Single Family Reside	No
PHCR2024-00527	07/12/2024	08/08/2024	27	249-0420-025-(	5541 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00528	07/12/2024	08/08/2024	27	249-0420-026-(	5545 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00529	07/12/2024	08/08/2024	27	249-0420-027-(	5549 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00530	07/12/2024	08/08/2024	27	249-0420-028-(	5555 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00531	07/12/2024	08/08/2024	27	249-0420-029-(	5561 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00532	07/12/2024	08/08/2024	27	249-0420-030-(	5567 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00533	07/12/2024	08/08/2024	27	249-0420-031-(	5573 KAMALA WAY, LOT# 19	SPA	New Single Family Reside	No
PHCR2024-00581	07/31/2024	08/27/2024	27	065-0520-039-(	7480 PENFIELD DR, LOT# 39	RD-7	New Single Family Reside	No
PHCR2024-00582	07/31/2024	08/27/2024	27	065-0520-049-(	7477 PENFIELD DR, LOT# 49	RD-7	New Single Family Reside	No
PHCR2024-00665	09/11/2024	10/08/2024	27	203-2230-056-(	3413 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00757	11/06/2024	12/03/2024	27	115-2170-056-(	8549 CASELMAN RD, LOT# 5	RD-5	New Single Family Reside	No
PHCR2024-00758	11/06/2024	12/03/2024	27	115-2170-057-(	8553 CASELMAN RD, LOT# 5	RD-5	New Single Family Reside	No
PHCR2024-00759	11/06/2024	12/03/2024	27	115-2170-058-(	8557 CASELMAN RD, LOT# 5	RD-5	New Single Family Reside	No
PHCR2024-00760	11/06/2024	12/03/2024	27	115-2170-059-(	8561 CASELMAN RD, LOT# 5	RD-5	New Single Family Reside	No
PHCR2024-00797	11/13/2024	12/10/2024	27	122-0950-019-(	9841 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00798	11/13/2024	12/10/2024	27	122-0950-020-(	9845 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00799	11/13/2024	12/10/2024	27	122-0950-021-(	9849 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00040	01/24/2025	02/20/2025	27	037-0340-001-(	5204 EL PARAISO AVE, LOT	RD-10	New Single Family Reside	No
PHCR2025-00042	01/24/2025	02/20/2025	27	037-0340-020-(	5242 SENESTA CIR, LOT# 20	RD-10	New Single Family Reside	No
PHCR2025-00043	01/24/2025	02/20/2025	27	037-0340-021-(	5246 SENESTA CIR, LOT# 21	RD-10	New Single Family Reside	No
PHCR2025-00273	04/08/2025	05/05/2025	27	245-0330-043-(	8213 CAMINATA LN, LOT# 43	SPA	New Single Family Reside	No
PHCR2025-00393	05/02/2025	05/29/2025	27	122-0880-031-(	10029 YUMI WAY, LOT# 260S	RD-5	New Single Family Reside	No
PHCR2025-00395	05/02/2025	05/29/2025	27	122-0880-033-(	10037 YUMI WAY, LOT# 262S	RD-5	New Single Family Reside	No
PHCR2025-00396	05/02/2025	05/29/2025	27	122-0880-043-(	10024 FLETCHING WAY, LOT	RD-5	New Single Family Reside	No

PHCR2025-00402	05/02/2025	05/29/2025	27	122-0880-002-(	10027 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00404	05/02/2025	05/29/2025	27	122-0880-040-(	10036 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00405	05/02/2025	05/29/2025	27	122-0880-041-(	10032 FLETCHING WAY, LO	RD-5	New Single Family Reside	Attached
PHCR2025-00406	05/02/2025	05/29/2025	27	122-0880-042-(	10028 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00599	08/28/2025	09/24/2025	27	203-2270-050-(	3556 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00600	08/28/2025	09/24/2025	27	203-2270-051-(	3552 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00601	08/28/2025	09/24/2025	27	203-2270-114-(	3553 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00602	08/28/2025	09/24/2025	27	203-2270-115-(	3557 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00263	04/03/2024	05/01/2024	28	249-0420-045-(	5493 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00264	04/03/2024	05/01/2024	28	249-0420-046-(	5497 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00265	04/03/2024	05/01/2024	28	249-0420-047-(	5501 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00266	04/03/2024	05/01/2024	28	249-0420-048-(	5505 ALAIRE VIE DR, LOT# 2	SPA	New Single Family Reside	No
PHCR2024-00317	04/17/2024	05/15/2024	28	065-0520-052-(	7454 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00318	04/17/2024	05/15/2024	28	065-0520-053-(	7458 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00319	04/17/2024	05/15/2024	28	065-0520-065-(	7455 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00320	04/17/2024	05/15/2024	28	065-0520-066-(	7459 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00408	05/30/2024	06/27/2024	28	065-0430-010-(	8856 BOES WAY, LOT# 28SA	RD-7	New Single Family Reside	No
PHCR2024-00409	05/30/2024	06/27/2024	28	065-0430-015-(	8851 BOES WAY, LOT# 33SA	RD-7	New Single Family Reside	No
PHCR2024-00410	05/30/2024	06/27/2024	28	065-0430-016-(	8855 BOES WAY, LOT# 34SA	RD-7	New Single Family Reside	No
PHCR2024-00411	05/30/2024	06/27/2024	28	065-0430-017-(	8859 BOES WAY, LOT# 35SA	RD-7	New Single Family Reside	No
PHCR2024-00465	06/20/2024	07/18/2024	28	065-0450-012-(	8819 SPENCERPORT DR, L(	RD-10	New Single Family Reside	No
PHCR2024-00466	06/20/2024	07/18/2024	28	065-0450-013-(	8815 SPENCERPORT DR, L(	RD-10	New Single Family Reside	No
PHCR2024-00467	06/20/2024	07/18/2024	28	065-0450-014-(	8811 SPENCERPORT DR, L(	RD-10	New Single Family Reside	No
PHCR2024-00468	06/20/2024	07/18/2024	28	065-0450-015-(	8807 SPENCERPORT DR, L(	RD-10	New Single Family Reside	No
PHCR2024-00469	06/20/2024	07/18/2024	28	065-0450-016-(	8803 SPENCERPORT DR, L(	RD-10	New Single Family Reside	No
PHCR2024-00520	07/11/2024	08/08/2024	28	249-0420-004-(	5511 RINGWOOD CT, LOT#	SPA	New Single Family Reside	No
PHCR2024-00521	07/11/2024	08/08/2024	28	249-0420-005-(	5515 RINGWOOD CT, LOT#	SPA	New Single Family Reside	No
PHCR2024-00522	07/11/2024	08/08/2024	28	249-0420-006-(	5519 RINGWOOD CT, LOT#	SPA	New Single Family Reside	No
PHCR2024-00523	07/11/2024	08/08/2024	28	249-0420-007-(	5516 RINGWOOD CT, LOT#	SPA	New Single Family Reside	No
PHCR2024-00524	07/11/2024	08/08/2024	28	249-0420-008-(	5574 KAMALA WAY, LOT# 17	SPA	New Single Family Reside	No
PHCR2024-00525	07/11/2024	08/08/2024	28	249-0420-009-(	5570 KAMALA WAY, LOT# 17	SPA	New Single Family Reside	No
PHCR2024-00526	07/11/2024	08/08/2024	28	249-0420-010-(	5566 KAMALA WAY, LOT# 17	SPA	New Single Family Reside	No
PHCR2024-00564	07/24/2024	08/21/2024	28	037-0340-024-(	5268 SENESTA CIR, LOT# 24	RD-10	New Single Family Reside	No
PHCR2024-00565	07/24/2024	08/21/2024	28	037-0340-025-(	5272 SENESTA CIR, LOT# 25	RD-10	New Single Family Reside	No
PHCR2024-00566	07/24/2024	08/21/2024	28	037-0340-026-(	5276 SENESTA CIR, LOT# 26	RD-10	New Single Family Reside	No
PHCR2024-00567	07/24/2024	08/21/2024	28	037-0340-027-(	5280 SENESTA CIR, LOT# 27	RD-10	New Single Family Reside	No
PHCR2024-00568	07/24/2024	08/21/2024	28	037-0340-028-(	5281 SENESTA CIR, LOT# 28	RD-10	New Single Family Reside	No
PHCR2024-00569	07/24/2024	08/21/2024	28	037-0340-029-(	5277 SENESTA CIR, LOT# 29	RD-10	New Single Family Reside	No
PHCR2024-00570	07/24/2024	08/21/2024	28	037-0340-030-(	5273 SENESTA CIR, LOT# 30	RD-10	New Single Family Reside	No
PHCR2024-00571	07/24/2024	08/21/2024	28	037-0340-031-(	5269 SENESTA CIR, LOT# 31	RD-10	New Single Family Reside	No
PHCR2024-00572	07/24/2024	08/21/2024	28	037-0340-032-(	5265 SENESTA CIR, LOT# 32	RD-10	New Single Family Reside	No
PHCR2024-00573	07/24/2024	08/21/2024	28	037-0340-041-(	5200 DECANTOR CT, LOT# 4	RD-10	New Single Family Reside	No
PHCR2024-00649	09/09/2024	10/07/2024	28	122-0870-014-(	10083 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00650	09/09/2024	10/07/2024	28	122-0870-015-(	10079 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00651	09/09/2024	10/07/2024	28	122-0870-016-(	10075 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00652	09/09/2024	10/07/2024	28	122-0870-017-(	10071 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00653	09/09/2024	10/07/2024	28	122-0870-018-(	10067 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00662	09/10/2024	10/08/2024	28	203-2230-049-(	3412 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00663	09/10/2024	10/08/2024	28	203-2230-054-(	3405 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00664	09/10/2024	10/08/2024	28	203-2230-055-(	3409 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00832	12/09/2024	01/06/2025	28	122-0870-025-(	10070 SLING WAY, LOT# 196	RD-5	New Single Family Reside	No
PHCR2024-00833	12/09/2024	01/06/2025	28	122-0870-024-(	10066 SLING WAY, LOT# 195	RD-5	New Single Family Reside	No
PHCR2024-00834	12/09/2024	01/06/2025	28	122-0870-033-(	7670 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2024-00835	12/09/2024	01/06/2025	28	122-0870-034-(	7674 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2024-00836	12/09/2024	01/06/2025	28	122-0870-035-(	7678 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2024-00837	12/09/2024	01/06/2025	28	122-0970-023-(	9991 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00838	12/09/2024	01/06/2025	28	122-0970-024-(	9995 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00839	12/09/2024	01/06/2025	28	122-0970-025-(	9999 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00840	12/09/2024	01/06/2025	28	122-0970-026-(	10003 WINDAGE WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00841	12/09/2024	01/06/2025	28	122-0970-027-(	10007 WINDAGE WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00842	12/10/2024	01/07/2025	28	122-0870-020-(	7671 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00843	12/10/2024	01/07/2025	28	122-0870-021-(	7667 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00845	12/10/2024	01/07/2025	28	122-0870-023-(	7659 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00846	12/10/2024	01/07/2025	28	122-0870-032-(	7666 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00035	01/23/2025	02/20/2025	28	122-0930-053-(	7732 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00036	01/23/2025	02/20/2025	28	122-0940-001-(	7728 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00037	01/23/2025	02/20/2025	28	122-0940-002-(	7724 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00038	01/23/2025	02/20/2025	28	122-0940-041-(	7725 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00039	01/23/2025	02/20/2025	28	122-0940-042-(	7721 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00271	04/07/2025	05/05/2025	28	245-0330-041-(	8221 CAMINATA LN, LOT# 4	SPA	New Single Family Reside	No

PHCR2025-00272	04/07/2025	05/05/2025	28	245-0330-042-(	8217 CAMINATA LN, LOT# 42	SPA	New Single Family Reside	No
PHCR2025-00609	09/10/2025	10/08/2025	28	122-1000-038-(	7843 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00610	09/10/2025	10/08/2025	28	122-1000-039-(	7847 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2024-00344	05/15/2024	06/13/2024	29	122-0860-076-(	7625 BRACER WAY, LOT# 76	RD-7	New Single Family Reside	No
PHCR2024-00844	12/10/2024	01/08/2025	29	122-0870-022-(	7663 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00847	12/10/2024	01/08/2025	29	203-2260-006-(	7807 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00848	12/10/2024	01/08/2025	29	203-2260-007-(	7811 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00849	12/10/2024	01/08/2025	29	203-2260-008-(	7815 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00850	12/10/2024	01/08/2025	29	203-2260-009-(	7819 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00009	01/07/2025	02/05/2025	29	115-2170-016-(	7811 RIVERHAVEN WAY, LO	RD-5/A-10	New Single Family Reside	No
PHCR2025-00010	01/07/2025	02/05/2025	29	115-2170-017-(	7815 RIVERHAVEN WAY, LO	RD-5/A-10	New Single Family Reside	No
PHCR2025-00011	01/07/2025	02/05/2025	29	115-2170-018-(	7819 RIVERHAVEN WAY, LO	RD-5/A-10	New Single Family Reside	No
PHCR2025-00012	01/07/2025	02/05/2025	29	115-2170-022-(	7835 RIVERHAVEN WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00020	01/15/2025	02/13/2025	29	065-0550-008-(	7370 EFFETO ST, LOT# 16S/	RD-5	New Single Family Reside	No
PHCR2025-00021	01/15/2025	02/13/2025	29	065-0550-009-(	7374 EFFETO ST, LOT# 17S/	RD-5	New Single Family Reside	No
PHCR2025-00022	01/15/2025	02/13/2025	29	065-0550-010-(	7373 EFFETO ST, LOT# 18S/	RD-5	New Single Family Reside	No
PHCR2025-00023	01/15/2025	02/13/2025	29	065-0550-011-(	7369 EFFETO ST, LOT# 19S/	RD-5	New Single Family Reside	No
PHCR2025-00212	03/12/2025	04/10/2025	29	065-0530-001-(	7357 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00213	03/12/2025	04/10/2025	29	065-0530-002-(	7361 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2025-00214	03/12/2025	04/10/2025	29	065-0530-003-(	7365 STELLAR WAY, LOT# 3	RD-7	New Single Family Reside	No
PHCR2025-00215	03/12/2025	04/10/2025	29	065-0530-004-(	7369 STELLAR WAY, LOT# 4	RD-7	New Single Family Reside	No
PHCR2025-00221	03/12/2025	04/10/2025	29	065-0550-020-(	7348 OCTAVE ST, LOT# 28S/	RD-5	New Single Family Reside	No
PHCR2025-00223	03/12/2025	04/10/2025	29	065-0550-031-(	7351 OCTAVE ST, LOT# 39S/	RD-5	New Single Family Reside	No
PHCR2025-00224	03/12/2025	04/10/2025	29	065-0550-032-(	7347 OCTAVE ST, LOT# 40S/	RD-5	New Single Family Reside	No
PHCR2025-00407	05/05/2025	06/03/2025	29	122-0880-004-(	10035 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00408	05/05/2025	06/03/2025	29	122-0880-005-(	10039 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00409	05/05/2025	06/03/2025	29	122-0880-006-(	10043 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00410	05/05/2025	06/03/2025	29	122-0880-007-(	10047 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00411	05/05/2025	06/03/2025	29	122-0880-039-(	10040 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00440	06/03/2025	07/02/2025	29	065-0560-066-(	7339 JAZZ ST, LOT# 158SAC	RD-7	New Single Family Reside	No
PHCR2025-00441	06/03/2025	07/02/2025	29	065-0560-067-(	7343 JAZZ ST, LOT# 159SAC	RD-7	New Single Family Reside	No
PHCR2025-00442	06/03/2025	07/02/2025	29	065-0560-070-(	7344 JAZZ ST, LOT# 162SAC	RD-7	New Single Family Reside	No
PHCR2025-00443	06/03/2025	07/02/2025	29	065-0560-071-(	7340 JAZZ ST, LOT# 163SAC	RD-7	New Single Family Reside	No
PHCR2025-00699	10/15/2025	11/13/2025	29	065-0520-017-(	7458 SCOTTSVILLE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00700	10/15/2025	11/13/2025	29	065-0520-018-(	7462 SCOTTSVILLE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00736	10/27/2025	11/25/2025	29	122-0960-001-(	9945 ALPINE GOLD WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00737	10/27/2025	11/25/2025	29	122-0960-002-(	9941 ALPINE GOLD WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00740	10/27/2025	11/25/2025	29	122-0960-036-(	7763 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00747	11/03/2025	12/02/2025	29	122-0950-028-(	7698 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2025-00748	11/03/2025	12/02/2025	29	122-0950-029-(	7694 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2025-00749	11/03/2025	12/02/2025	29	122-0950-030-(	7690 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00283	04/10/2024	05/10/2024	30	065-0480-006-(	7320 LEGRAN DR, LOT# 157	RD-10	New Single Family Reside	No
PHCR2024-00284	04/10/2024	05/10/2024	30	065-0480-007-(	7316 LEGRAN DR, LOT# 158	RD-10	New Single Family Reside	No
PHCR2024-00285	04/10/2024	05/10/2024	30	065-0480-008-(	7312 LEGRAN DR, LOT# 159	RD-10	New Single Family Reside	No
PHCR2024-00286	04/10/2024	05/10/2024	30	065-0450-024-(	7308 LEGRAN DR, LOT# 160	RD-10	New Single Family Reside	No
PHCR2024-00340	05/14/2024	06/13/2024	30	122-0860-041-(	7624 BRACER WAY, LOT# 41	RD-7	New Single Family Reside	No
PHCR2024-00341	05/14/2024	06/13/2024	30	122-0860-042-(	7628 BRACER WAY, LOT# 42	RD-7	New Single Family Reside	No
PHCR2024-00342	05/14/2024	06/13/2024	30	122-0860-043-(	7632 BRACER WAY, LOT# 43	RD-7	New Single Family Reside	No
PHCR2024-00343	05/14/2024	06/13/2024	30	122-0860-075-(	7629 BRACER WAY, LOT# 75	RD-7	New Single Family Reside	No
PHCR2024-00654	09/09/2024	10/09/2024	30	115-2170-039-(	8599 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00655	09/09/2024	10/09/2024	30	115-2170-040-(	8603 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00656	09/09/2024	10/09/2024	30	115-2170-049-(	8604 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00657	09/09/2024	10/09/2024	30	115-2170-050-(	8600 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2025-00013	01/07/2025	02/06/2025	30	065-0530-033-(	7403 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00014	01/07/2025	02/06/2025	30	065-0530-034-(	7407 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00015	01/07/2025	02/06/2025	30	065-0530-051-(	7406 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00016	01/07/2025	02/06/2025	30	065-0530-052-(	7402 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00205	03/11/2025	04/10/2025	30	122-0940-053-(	9824 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00206	03/11/2025	04/10/2025	30	122-0940-054-(	9828 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00207	03/11/2025	04/10/2025	30	122-0940-057-(	9837 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00208	03/11/2025	04/10/2025	30	122-0940-058-(	9833 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00209	03/11/2025	04/10/2025	30	122-0940-059-(	9829 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00210	03/11/2025	04/10/2025	30	122-0940-060-(	9825 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00211	03/11/2025	04/10/2025	30	122-0940-061-(	7723 ISLE ROYALE CT, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00147	02/10/2025	03/13/2025	31	065-0540-024-(	8941 FORTISSIMO WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00148	02/10/2025	03/13/2025	31	065-0540-025-(	8937 FORTISSIMO WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00149	02/10/2025	03/13/2025	31	065-0540-026-(	8933 FORTISSIMO WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00331	05/02/2024	06/03/2024	32	065-0450-025-(	7304 LEGRAN DR, LOT# 161	RD-10	New Single Family Reside	No
PHCR2024-00332	05/02/2024	06/03/2024	32	065-0450-026-(	7300 LEGRAN DR, LOT# 162	RD-10	New Single Family Reside	No
PHCR2024-00333	05/02/2024	06/03/2024	32	065-0450-027-(	7296 LEGRAN DR, LOT# 163	RD-10	New Single Family Reside	No

PHCR2024-00334	05/02/2024	06/03/2024	32	065-0450-028-(	7292 LEGRAN DR, LOT# 164	RD-10	New Single Family Reside	No
PHCR2024-00448	06/13/2024	07/15/2024	32	065-0420-017-(	8868 BOES WAY, LOT# 25SA	RD-7	New Single Family Reside	No
PHCR2024-00449	06/13/2024	07/15/2024	32	065-0420-018-(	8864 BOES WAY, LOT# 26SA	RD-7	New Single Family Reside	No
PHCR2024-00450	06/13/2024	07/15/2024	32	065-0430-009-(	8860 BOES WAY, LOT# 27SA	RD-7	New Single Family Reside	No
PHCR2024-00634	09/06/2024	10/08/2024	32	065-0420-024-(	7355 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00635	09/06/2024	10/08/2024	32	065-0420-025-(	7351 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00636	09/06/2024	10/08/2024	32	065-0420-026-(	7347 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00637	09/06/2024	10/08/2024	32	065-0420-027-(	7343 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00638	09/06/2024	10/08/2024	32	065-0440-032-(	7335 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00499	07/03/2025	08/04/2025	32	122-1000-043-(	7782 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00500	07/03/2025	08/04/2025	32	122-1000-044-(	7778 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00501	07/03/2025	08/04/2025	32	122-1000-045-(	7774 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00502	07/03/2025	08/04/2025	32	122-1000-073-(	9971 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00503	07/03/2025	08/04/2025	32	122-0790-025-(	7860 YELLOW CUPS WAYSA	RD-5/O/RD-4	New Single Family Reside	No
PHCR2025-00503	07/03/2025	08/04/2025	32	122-1000-106-(	7860 YELLOW CUPS WAYSA	RD-5	New Single Family Reside	No
PHCR2025-00524	07/24/2025	08/25/2025	32	073-0960-022-(	7062 SHELDON RANCH DR,	RD-3 (PD)	New Single Family Reside	No
PHCR2024-00879	12/20/2024	01/22/2025	33	122-0970-020-(	9979 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00880	12/20/2024	01/22/2025	33	122-0970-021-(	9983 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00881	12/20/2024	01/22/2025	33	122-0870-030-(	7658 FLATBOW WAY, APT# 2	RD-5	New Single Family Reside	No
PHCR2024-00882	12/20/2024	01/22/2025	33	122-0970-022-(	9987 WINDAGE WAY, LOT# 9	RD-10	New Single Family Reside	No
PHCR2024-00883	12/20/2024	01/22/2025	33	122-0870-031-(	7662 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00383	05/02/2025	06/04/2025	33	065-0560-062-(	7323 JAZZ ST, LOT# 154SAC	RD-7	New Single Family Reside	No
PHCR2025-00384	05/02/2025	06/04/2025	33	065-0560-063-(	7327 JAZZ ST, LOT# 155SAC	RD-7	New Single Family Reside	No
PHCR2025-00385	05/02/2025	06/04/2025	33	065-0560-074-(	7328 JAZZ ST, LOT# 166SAC	RD-7	New Single Family Reside	No
PHCR2025-00386	05/02/2025	06/04/2025	33	065-0560-075-(	7324 JAZZ ST, LOT# 167SAC	RD-7	New Single Family Reside	No
PHCR2025-00486	06/18/2025	07/21/2025	33	122-0970-043-(	7703 HEATHERPACE DR, LC	RD-10	New Single Family Reside	No
PHCR2025-00487	06/18/2025	07/21/2025	33	122-0970-044-(	7707 HEATHERPACE DR, LC	RD-10	New Single Family Reside	No
PHCR2025-00488	06/18/2025	07/21/2025	33	122-0970-045-(	7711 HEATHERPACE DR, LC	RD-10	New Single Family Reside	No
PHCR2025-00489	06/18/2025	07/21/2025	33	122-0970-049-(	7706 HEATHERPACE DR, LC	RD-10/RD-7	New Single Family Reside	No
PHCR2025-00490	06/18/2025	07/21/2025	33	122-0970-050-(	7702 HEATHERPACE DR, LC	RD-10/RD-7	New Single Family Reside	No
PHCR2025-00491	06/18/2025	07/21/2025	33	122-0880-008-(	7601 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00492	06/18/2025	07/21/2025	33	122-0880-009-(	7605 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00493	06/18/2025	07/21/2025	33	122-0960-028-(	7731 DEER MOUSE WAY, LC	RD-7/RD-10	New Single Family Reside	No
PHCR2025-00494	06/18/2025	07/21/2025	33	122-0960-029-(	7735 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00495	06/18/2025	07/21/2025	33	122-0960-051-(	7728 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00521	07/23/2025	08/25/2025	33	073-0960-018-(	14846 GRACE WARREN WA	RD-3 (PD)	New Single Family Reside	No
PHCR2025-00522	07/23/2025	08/25/2025	33	073-0960-019-(	14850 GRACE WARREN WA	RD-3 (PD)	New Single Family Reside	No
PHCR2025-00523	07/23/2025	08/25/2025	33	073-0960-020-(	14854 GRACE WARREN WA	RD-3 (PD)	New Single Family Reside	No
PHCR2025-00562	08/07/2025	09/09/2025	33	122-0890-022-(	9763 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00563	08/07/2025	09/09/2025	33	122-0890-023-(	9759 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00564	08/07/2025	09/09/2025	33	122-0890-033-(	9754 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00565	08/07/2025	09/09/2025	33	122-0890-034-(	9758 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00566	08/07/2025	09/09/2025	33	122-0890-035-(	9762 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00155	02/18/2025	03/24/2025	34	065-0530-005-(	7373 STELLAR WAY, LOT# 5	RD-7	New Single Family Reside	No
PHCR2025-00156	02/18/2025	03/24/2025	34	065-0530-006-(	7377 STELLAR WAY, LOT# 6	RD-7	New Single Family Reside	No
PHCR2025-00157	02/18/2025	03/24/2025	34	065-0530-007-(	7381 STELLAR WAY, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00222	03/12/2025	04/15/2025	34	065-0550-021-(	7352 OCTAVE ST, LOT# 29S	RD-5	New Single Family Reside	No
PHCR2025-00331	04/25/2025	05/29/2025	34	122-0880-013-(	7621 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00332	04/25/2025	05/29/2025	34	122-0880-014-(	7625 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00333	04/25/2025	05/29/2025	34	122-0880-034-(	10041 YUMI WAY, LOT# 263	RD-5	New Single Family Reside	No
PHCR2025-00336	04/25/2025	05/29/2025	34	122-0880-035-(	10045 YUMI WAY, LOT# 264	RD-5	New Single Family Reside	No
PHCR2025-00337	04/25/2025	05/29/2025	34	122-0880-036-(	10049 YUMI WAY, LOT# 265	RD-5	New Single Family Reside	No
PHCR2025-00513	07/10/2025	08/13/2025	34	122-0890-037-(	7660 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00514	07/10/2025	08/13/2025	34	122-0890-038-(	7656 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00515	07/10/2025	08/13/2025	34	122-0890-039-(	7652 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00516	07/10/2025	08/13/2025	34	122-0890-040-(	7643 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00517	07/10/2025	08/13/2025	34	122-0890-041-(	7639 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
PHCR2025-00547	08/07/2025	09/10/2025	34	065-0600-020-(	8778 DOMINIC WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00548	08/07/2025	09/10/2025	34	065-0600-021-(	8782 DOMINIC WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00549	08/07/2025	09/10/2025	34	065-0600-012-(	8773 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00550	08/07/2025	09/10/2025	34	065-0600-013-(	8769 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00551	08/07/2025	09/10/2025	34	065-0600-018-(	8770 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00764	11/05/2025	12/09/2025	34	122-1000-066-(	7760 DESERT AGAVE WAY,	RD-4	New Single Family Reside	No
PHCR2024-00376	05/22/2024	06/26/2024	35	065-0520-013-(	7469 MENDON WAY, LOT# 1	RD-4	New Single Family Reside	No
PHCR2024-00659	09/10/2024	10/15/2024	35	115-2150-043-(	8727 LAKHA CIR, LOT# 43SA	RD-5	New Single Family Reside	No
PHCR2024-00660	09/10/2024	10/15/2024	35	115-2150-089-(	8732 LAKHA CIR, LOT# 89SA	RD-5	New Single Family Reside	No
PHCR2024-00661	09/10/2024	10/15/2024	35	115-2150-090-(	8728 LAKHA CIR, LOT# 90SA	RD-5	New Single Family Reside	No
PHCR2025-00136	02/06/2025	03/13/2025	35	065-0540-027-(	8929 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00137	02/06/2025	03/13/2025	35	065-0540-028-(	8925 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00139	02/06/2025	03/13/2025	35	065-0540-030-(	8917 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No

PHCR2025-00158	02/18/2025	03/25/2025	35	065-0530-008-(	7385 STELLAR WAY, LOT# 8	RD-7	New Single Family Reside	No
PHCR2025-00180	03/10/2025	04/14/2025	35	122-0990-001-(	9815 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00181	03/10/2025	04/14/2025	35	122-0990-002-(	9819 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00182	03/10/2025	04/14/2025	35	122-0990-070-(	7770 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00183	03/10/2025	04/14/2025	35	122-0990-071-(	9818 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00184	03/10/2025	04/14/2025	35	122-0990-072-(	9814 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00185	03/10/2025	04/14/2025	35	122-0990-065-(	7771 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00186	03/10/2025	04/14/2025	35	122-0990-066-(	7775 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00187	03/10/2025	04/14/2025	35	122-0990-067-(	7779 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00188	03/10/2025	04/14/2025	35	122-0990-068-(	7778 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00189	03/10/2025	04/14/2025	35	122-0990-069-(	7774 SAPTAL WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00504	07/09/2025	08/13/2025	35	122-0960-048-(	7719 HEATHERPACE DR, LC	RD-7/RD-10	New Single Family Reside	No
PHCR2025-00505	07/09/2025	08/13/2025	35	122-0960-049-(	7723 HEATHERPACE DR, LC	RD-7/RD-10	New Single Family Reside	No
PHCR2025-00506	07/09/2025	08/13/2025	35	122-0960-052-(	7715 HEATHERPACE DR, LC	RD-10/RD-7	New Single Family Reside	No
PHCR2025-00508	07/09/2025	08/13/2025	35	122-0970-048-(	7710 HEATHERPACE DR, LC	RD-10/RD-7	New Single Family Reside	No
PHCR2025-00545	08/06/2025	09/10/2025	35	065-0600-010-(	8781 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00738	10/27/2025	12/01/2025	35	122-0960-003-(	9937 ALPINE GOLD WAY, LC	RD-7/AR-10	New Single Family Reside	No
PHCR2025-00739	10/27/2025	12/01/2025	35	122-0960-035-(	7759 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00483	07/01/2024	08/06/2024	36	203-2240-074-(	7976 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00484	07/01/2024	08/06/2024	36	203-2240-075-(	7978 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00485	07/01/2024	08/06/2024	36	203-2240-076-(	7980 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00489	07/01/2024	08/06/2024	36	203-2240-079-(	7998 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00490	07/01/2024	08/06/2024	36	203-2240-080-(	8000 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00493	07/01/2024	08/06/2024	36	203-2240-083-(	8010 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00496	07/02/2024	08/07/2024	36	203-2240-085-(	7994 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00497	07/02/2024	08/07/2024	36	203-2240-086-(	7992 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00500	07/02/2024	08/07/2024	36	203-2240-089-(	7990 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00501	07/02/2024	08/07/2024	36	203-2240-090-(	7996 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00503	07/02/2024	08/07/2024	36	203-2240-092-(	8012 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00658	09/09/2024	10/15/2024	36	115-2150-042-(	8731 LAKHA CIR, LOT# 42SA	RD-5	New Single Family Reside	No
PHCR2025-00453	06/11/2025	07/17/2025	36	065-0560-068-(	7347 JAZZ ST, LOT# 160SAC	RD-7	New Single Family Reside	No
PHCR2025-00454	06/11/2025	07/17/2025	36	065-0560-069-(	7348 JAZZ ST, LOT# 161SAC	RD-7	New Single Family Reside	No
PHCR2025-00455	06/11/2025	07/17/2025	36	065-0560-083-(	9006 NOTA WAY, LOT# 175S	RD-7	New Single Family Reside	No
PHCR2025-00456	06/11/2025	07/17/2025	36	065-0560-084-(	9010 NOTA WAY, LOT# 176S	RD-7	New Single Family Reside	No
PHCR2025-00734	10/27/2025	12/02/2025	36	122-1000-064-(	7752 DESERT AGAVE WAY, I	RD-4/O	New Single Family Reside	No
PHCR2025-00735	10/27/2025	12/02/2025	36	122-1000-065-(	7756 DESERT AGAVE WAY, I	RD-4	New Single Family Reside	No
PHCR2024-00275	04/09/2024	05/16/2024	37	065-0430-027-(	8816 BOES WAY, LOT# 227S	RD-7	New Single Family Reside	No
PHCR2024-00276	04/09/2024	05/16/2024	37	065-0430-062-(	8817 BOES WAY, LOT# 269S	RD-7	New Single Family Reside	No
PHCR2024-00277	04/09/2024	05/16/2024	37	065-0430-063-(	8821 BOES WAY, LOT# 270S	RD-7	New Single Family Reside	No
PHCR2024-00548	07/22/2024	08/28/2024	37	203-2230-050-(	3389 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00549	07/22/2024	08/28/2024	37	203-2230-051-(	3393 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00550	07/22/2024	08/28/2024	37	203-2230-052-(	3397 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00551	07/22/2024	08/28/2024	37	203-2230-053-(	3401 MISTY LAKE DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00253	03/25/2025	05/01/2025	37	037-0340-014-(	5205 SENESTA CIR, LOT# 14	RD-10	New Single Family Reside	No
PHCR2025-00254	03/25/2025	05/01/2025	37	037-0340-016-(	5210 SENESTA CIR, LOT# 16	RD-10	New Single Family Reside	No
PHCR2025-00255	03/25/2025	05/01/2025	37	037-0340-017-(	5214 SENESTA CIR, LOT# 17	RD-10	New Single Family Reside	No
PHCR2025-00608	09/10/2025	10/17/2025	37	122-1000-037-(	7839 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00611	09/10/2025	10/17/2025	37	122-1000-069-(	9987 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00612	09/10/2025	10/17/2025	37	122-1000-102-(	7844 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00883	12/15/2025	01/21/2026	37	065-0600-027-(	8779 ROCKCHESTER DR, LC	RD-5	New Single Family Reside	No
PHCR2025-00884	12/15/2025	01/21/2026	37	065-0600-036-(	8780 ROCKCHESTER DR, LC	RD-5	New Single Family Reside	No
PHCR2025-00885	12/15/2025	01/21/2026	37	065-0600-037-(	8784 ROCKCHESTER DR, LC	RD-5	New Single Family Reside	No
PHCR2024-00251	04/02/2024	05/10/2024	38	073-0940-040-(	7109 VIA BERNINI, LOT# 40F	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00252	04/02/2024	05/10/2024	38	073-0940-041-(	7101 VIA BERNINI, LOT# 41F	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00544	07/22/2024	08/29/2024	38	115-2170-041-(	8607 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00545	07/22/2024	08/29/2024	38	115-2170-042-(	8611 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00546	07/22/2024	08/29/2024	38	115-2170-047-(	8612 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00547	07/22/2024	08/29/2024	38	115-2170-048-(	8608 RUBICON RIVER WAY,	RD-5	New Single Family Reside	No
PHCR2024-00746	11/01/2024	12/09/2024	38	115-2150-036-(	8741 TULLY CT, LOT# 36SAC	RD-5	New Single Family Reside	No
PHCR2024-00747	11/01/2024	12/09/2024	38	115-2150-037-(	8735 TULLY CT, LOT# 37SAC	RD-5	New Single Family Reside	No
PHCR2024-00748	11/01/2024	12/09/2024	38	115-2150-048-(	8707 LAKHA CIR, LOT# 48SA	RD-5	New Single Family Reside	No
PHCR2025-00195	03/11/2025	04/18/2025	38	122-0990-054-(	9846 AMISHA WAY, LOT# 54	RD-5	New Single Family Reside	No
PHCR2025-00196	03/11/2025	04/18/2025	38	122-0990-055-(	7773 SIKH CT, LOT# 55SACF	RD-5	New Single Family Reside	No
PHCR2025-00197	03/11/2025	04/18/2025	38	122-0990-056-(	7777 SIKH CT, LOT# 56SACF	RD-5	New Single Family Reside	No
PHCR2025-00198	03/11/2025	04/18/2025	38	122-0990-060-(	7772 SIKH CT, LOT# 60SACF	RD-5	New Single Family Reside	No
PHCR2025-00199	03/11/2025	04/18/2025	38	122-0990-061-(	9838 AMISHA WAY, LOT# 61	RD-5	New Single Family Reside	No
PHCR2025-00200	03/11/2025	04/18/2025	38	122-0990-057-(	7781 SIKH CT, LOT# 57SACF	RD-5	New Single Family Reside	No
PHCR2025-00201	03/11/2025	04/18/2025	38	122-0990-058-(	7780 SIKH CT, LOT# 58SACF	RD-5	New Single Family Reside	No
PHCR2025-00202	03/11/2025	04/18/2025	38	122-0990-059-(	7776 SIKH CT, LOT# 59SACF	RD-5	New Single Family Reside	No
PHCR2025-00203	03/11/2025	04/18/2025	38	122-0990-062-(	9834 AMISHA WAY, LOT# 62	RD-5	New Single Family Reside	No

PHCR2025-00204	03/11/2025	04/18/2025	38	122-0990-063-(	9830 AMISHA WAY, LOT# 63	RD-5	New Single Family Reside	No
PHCR2025-00248	03/25/2025	05/02/2025	38	122-0940-052-(	9820 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00249	03/25/2025	05/02/2025	38	122-0940-062-(	7718 ISLE ROYALE CT, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00250	03/25/2025	05/02/2025	38	122-0940-063-(	7722 ISLE ROYALE CT, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00251	03/25/2025	05/02/2025	38	122-0940-064-(	7726 ISLE ROYALE CT, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00252	03/25/2025	05/02/2025	38	122-0940-065-(	7730 ISLE ROYALE CT, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00338	04/25/2025	06/02/2025	38	122-0970-035-(	7717 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00344	04/25/2025	06/02/2025	38	122-0970-037-(	7724 DEER MOUSE WAY, LC	RD-10/RD-7	New Single Family Reside	No
PHCR2025-00346	04/25/2025	06/02/2025	38	122-0970-038-(	7720 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00348	04/25/2025	06/02/2025	38	122-0970-039-(	7716 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00575	08/08/2025	09/15/2025	38	122-1000-040-(	7851 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00576	08/08/2025	09/15/2025	38	122-1000-041-(	7855 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00577	08/08/2025	09/15/2025	38	122-1000-042-(	7859 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00578	08/08/2025	09/15/2025	38	122-1000-071-(	9979 COMMON YARROW W/	RD-4/RD-5	New Single Family Reside	No
PHCR2025-00579	08/08/2025	09/15/2025	38	122-1000-042-(	7852 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2024-00872	12/20/2024	01/28/2025	39	122-0940-009-(	7696 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00481	06/16/2025	07/25/2025	39	122-1000-046-(	7770 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00482	06/16/2025	07/25/2025	39	122-1000-074-(	9967 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00483	06/16/2025	07/25/2025	39	122-1000-075-(	9963 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00484	06/16/2025	07/25/2025	39	122-1000-081-(	9960 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00485	06/16/2025	07/25/2025	39	122-1000-082-(	9964 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00427	05/16/2025	06/25/2025	40	065-0540-019-(	8930 FORTISSIMO WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00507	07/09/2025	08/18/2025	40	122-0970-047-(	7714 HEATHERPACE DR, LC	RD-7/RD-10	New Single Family Reside	No
PHCR2025-00570	08/08/2025	09/17/2025	40	122-1000-072-(	9975 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00571	08/08/2025	09/17/2025	40	122-1000-083-(	9968 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00572	08/08/2025	09/17/2025	40	122-1000-084-(	9972 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00573	08/08/2025	09/17/2025	40	122-1000-085-(	9976 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00574	08/08/2025	09/17/2025	40	122-1000-105-(	7856 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2025-00730	10/23/2025	12/02/2025	40	065-0520-111-(	8878 FAIRPORT AVE, LOT#	RD-7	New Single Family Reside	No
PHCR2026-00103	01/29/2026	03/10/2026	40	065-0600-028-(	8775 ROCKCHESTER DR, LC	RD-5	New Single Family Reside	No
PHCR2026-00105	01/29/2026	03/10/2026	40	065-0600-035-(	8776 ROCKCHESTER DR, LC	RD-5	New Single Family Reside	No
PHCR2024-00765	11/06/2024	12/17/2024	41	122-0950-015-(	9823 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00766	11/06/2024	12/17/2024	41	122-0950-016-(	9827 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00767	11/06/2024	12/17/2024	41	122-0950-017-(	9831 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00768	11/06/2024	12/17/2024	41	122-0950-018-(	9837 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00769	11/06/2024	12/17/2024	41	122-0950-027-(	7702 GLACIER BAY CIR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00191	03/11/2025	04/21/2025	41	122-0990-004-(	9827 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00192	03/11/2025	04/21/2025	41	122-0990-005-(	9831 AMISHA WAY, LOT# 5S	RD-5	New Single Family Reside	No
PHCR2025-00193	03/11/2025	04/21/2025	41	122-0990-006-(	9835 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00194	03/11/2025	04/21/2025	41	122-0990-064-(	9826 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00448	06/05/2025	07/16/2025	41	122-1000-047-(	7766 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00449	06/05/2025	07/16/2025	41	122-1000-048-(	7762 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00450	06/05/2025	07/16/2025	41	122-1000-049-(	7758 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00451	06/05/2025	07/16/2025	41	122-1000-050-(	7754 BLACKBRUSH DR, LOT	RD-5	New Single Family Reside	No
PHCR2025-00452	06/05/2025	07/16/2025	41	122-1000-080-(	9956 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2024-00328	05/02/2024	06/13/2024	42	115-2150-035-(	8740 TULLY CT, LOT# 35SAC	RD-5	New Single Family Reside	No
PHCR2024-00329	05/02/2024	06/13/2024	42	115-2150-038-(	8729 TULLY CT, LOT# 38SAC	RD-5	New Single Family Reside	No
PHCR2024-00330	05/02/2024	06/13/2024	42	115-2150-039-(	8725 TULLY CT, LOT# 39SAC	RD-5	New Single Family Reside	No
PHCR2025-00017	01/08/2025	02/19/2025	42	037-0340-022-(	5250 SENESTA CIR, LOT# 22	RD-10	New Single Family Reside	No
PHCR2025-00018	01/08/2025	02/19/2025	42	037-0340-023-(	5264 SENESTA CIR, LOT# 23	RD-10	New Single Family Reside	No
PHCR2025-00019	01/08/2025	02/19/2025	42	037-0340-033-(	5261 SENESTA CIR, LOT# 33	RD-10	New Single Family Reside	No
PHCR2025-00190	03/10/2025	04/21/2025	42	122-0990-003-(	9823 AMISHA WAYSACRAME	RD-5	New Single Family Reside	No
PHCR2025-00444	06/04/2025	07/16/2025	42	122-0790-025-(	9959 COMMON YARROW W/	RD-5/O/RD-4	New Single Family Reside	No
PHCR2025-00444	06/04/2025	07/16/2025	42	122-1000-076-(	9959 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00445	06/04/2025	07/16/2025	42	122-1000-077-(	9955 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00446	06/04/2025	07/16/2025	42	122-1000-078-(	9951 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00447	06/04/2025	07/16/2025	42	122-1000-079-(	9952 COMMON YARROW W/	RD-5	New Single Family Reside	No
PHCR2025-00656	09/18/2025	10/30/2025	42	065-0520-112-(	8882 FAIRPORT AVE, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00657	09/18/2025	10/30/2025	42	065-0520-113-(	8886 FAIRPORT AVE, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00658	09/18/2025	10/30/2025	42	065-0520-114-(	8890 FAIRPORT AVE, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00659	09/18/2025	10/30/2025	42	065-0520-115-(	8894 FAIRPORT AVE, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00741	10/28/2025	12/09/2025	42	122-0890-018-(	9779 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00742	10/28/2025	12/09/2025	42	122-0890-019-(	9775 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00743	10/28/2025	12/09/2025	42	122-0890-020-(	9771 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00744	10/28/2025	12/09/2025	42	122-0890-021-(	9767 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
CBNR2025-00839	08/21/2025	10/03/2025	43	065-0540-032-(	8920 DA CAPO WAYSACRAM	RD-5	New Single Family Reside	No
PHCR2025-00234	03/13/2025	04/25/2025	43	037-0340-003-(	5212 EL PARAISO AVE, LOT	RD-10	New Single Family Reside	No
PHCR2025-00235	03/13/2025	04/25/2025	43	037-0340-004-(	5216 EL PARAISO AVE, LOT	RD-10	New Single Family Reside	No
PHCR2025-00236	03/13/2025	04/25/2025	43	037-0340-005-(	5220 EL PARAISO AVE, LOT	RD-10	New Single Family Reside	No
PHCR2025-00237	03/13/2025	04/25/2025	43	037-0340-006-(	5224 EL PARAISO AVE, LOT	RD-10	New Single Family Reside	No

PHCR2025-00238	03/13/2025	04/25/2025	43	037-0340-007-(	5228 EL PARAISO AVE, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00218	03/20/2024	05/03/2024	44	121-1290-067-(	8280 HUMBLE CT, LOT# 181	RD-7	New Single Family Reside	No
PHCR2024-00287	04/10/2024	05/24/2024	44	073-0940-012-(	15024 VIA BOCCIONI, LOT#	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00288	04/10/2024	05/24/2024	44	073-0940-013-(	15032 VIA BOCCIONI, LOT#	RD-4 (PD)	New Single Family Reside	No
PHCR2024-00539	07/15/2024	08/28/2024	44	065-0420-019-(	7375 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00540	07/15/2024	08/28/2024	44	065-0420-020-(	7371 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00541	07/15/2024	08/28/2024	44	065-0420-021-(	7367 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00542	07/15/2024	08/28/2024	44	065-0420-022-(	7363 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00543	07/15/2024	08/28/2024	44	065-0420-023-(	7359 GINGELLO WAY, LOT#	RD-7	New Single Family Reside	No
CBNR2025-01039	10/17/2025	12/01/2025	45	228-0202-020-(	4523 FREEWAY CIRSACRAM	RD-5	New Single Family Reside	No
PHCR2024-00873	12/20/2024	02/04/2025	46	122-0940-010-(	7692 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00874	12/20/2024	02/04/2025	46	122-0940-011-(	7688 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00875	12/20/2024	02/04/2025	46	122-0940-012-(	7684 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00876	12/20/2024	02/04/2025	46	122-0940-013-(	7680 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00877	12/20/2024	02/04/2025	46	122-0940-047-(	7701 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00878	12/20/2024	02/04/2025	46	122-0940-048-(	7697 CONGAREE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00140	02/06/2025	03/24/2025	46	065-0550-024-(	7368 OCTAVE ST, LOT# 32S,	RD-5	New Single Family Reside	No
PHCR2025-00141	02/06/2025	03/24/2025	46	065-0550-025-(	7372 OCTAVE ST, LOT# 33S,	RD-5	New Single Family Reside	No
PHCR2025-00142	02/06/2025	03/24/2025	46	065-0550-026-(	7371 OCTAVE ST, LOT# 34S,	RD-5	New Single Family Reside	No
PHCR2025-00143	02/06/2025	03/24/2025	46	065-0550-027-(	7367 OCTAVE ST, LOT# 35S,	RD-5	New Single Family Reside	No
PHCR2025-00303	04/18/2025	06/03/2025	46	122-0940-071-(	7709 CAPITOL REEF WAY, L	RD-5	New Single Family Reside	No
PHCR2024-00861	12/16/2024	02/01/2025	47	065-0530-037-(	7419 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00862	12/16/2024	02/01/2025	47	065-0530-038-(	7423 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00863	12/16/2024	02/01/2025	47	065-0530-047-(	7422 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00864	12/16/2024	02/01/2025	47	065-0530-048-(	7418 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00144	02/06/2025	03/25/2025	47	065-0550-028-(	7363 OCTAVE ST, LOT# 36S,	RD-5	New Single Family Reside	No
PHCR2025-00150	02/13/2025	04/01/2025	47	122-0880-015-(	7629 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00151	02/13/2025	04/01/2025	47	122-0880-016-(	7633 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00152	02/13/2025	04/01/2025	47	122-0880-017-(	7637 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00153	02/13/2025	04/01/2025	47	122-0880-018-(	7630 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00154	02/13/2025	04/01/2025	47	122-0880-019-(	7634 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
CBNR2024-00859	08/13/2024	09/30/2024	48	244-0360-035-(	7945 SUNSET AVEFAIR OAK	RD-10	New Single Family Reside	Shelf Ready
PHCR2024-00607	08/06/2024	09/23/2024	48	122-0950-031-(	7729 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00608	08/06/2024	09/23/2024	48	122-0950-032-(	7733 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2024-00609	08/06/2024	09/23/2024	48	122-0950-033-(	7737 GLACIER BAY CIR, LO	RD-5	New Single Family Reside	No
PHCR2025-00100	02/04/2025	03/24/2025	48	122-0960-022-(	9951 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00101	02/04/2025	03/24/2025	48	122-0960-023-(	9955 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
CBNR2024-00597	06/07/2024	07/26/2024	49	246-0051-020-(	8791 SUNSET AVEFAIR OAK	RD-3	New Single Family Reside	Detached
CBNR2025-01204	12/04/2025	01/22/2026	49	203-1800-034-(	7782 MEGAN ANN WAYANTE	RD-5	New Single Family Reside	Detached
PHCR2024-00605	08/06/2024	09/24/2024	49	122-0930-035-(	9894 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00606	08/06/2024	09/24/2024	49	122-0930-036-(	9890 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00583	08/01/2024	09/20/2024	50	122-0930-030-(	9914 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00584	08/01/2024	09/20/2024	50	122-0930-031-(	9910 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00585	08/01/2024	09/20/2024	50	122-0930-034-(	9898 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00586	08/01/2024	09/20/2024	50	122-0930-032-(	9906 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00587	08/01/2024	09/20/2024	50	122-0930-033-(	9902 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00865	12/16/2024	02/04/2025	50	065-0530-035-(	7411 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00866	12/16/2024	02/04/2025	50	065-0530-036-(	7415 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00867	12/16/2024	02/04/2025	50	065-0530-049-(	7414 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2024-00868	12/16/2024	02/04/2025	50	065-0530-050-(	7410 CHADBOURNE WAY, L(	RD-7	New Single Family Reside	No
PHCR2025-00585	08/19/2025	10/08/2025	50	122-1000-070-(	9983 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00586	08/19/2025	10/08/2025	50	122-1000-086-(	9980 COMMON YARROW W/	RD-4/RD-5	New Single Family Reside	No
PHCR2025-00587	08/19/2025	10/08/2025	50	122-1000-087-(	9984 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00589	08/19/2025	10/08/2025	50	122-1000-103-(	7848 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
PHCR2024-00869	12/16/2024	02/05/2025	51	065-0550-006-(	7362 EFFETO ST, LOT# 14S/	RD-5	New Single Family Reside	No
PHCR2024-00870	12/16/2024	02/05/2025	51	065-0550-007-(	7366 EFFETO ST, LOT# 15S/	RD-5	New Single Family Reside	No
PHCR2024-00871	12/16/2024	02/05/2025	51	065-0550-012-(	7361 EFFETO ST, LOT# 20S/	RD-5	New Single Family Reside	No
PHCR2025-00097	02/04/2025	03/27/2025	51	122-0960-019-(	9939 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00099	02/04/2025	03/27/2025	51	122-0960-021-(	9947 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00102	02/04/2025	03/27/2025	51	065-0530-012-(	7401 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00103	02/04/2025	03/27/2025	51	065-0530-013-(	7405 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00104	02/04/2025	03/27/2025	51	065-0530-014-(	7409 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2025-00105	02/04/2025	03/27/2025	51	065-0530-031-(	7408 STELLAR WAY, LOT# 3	RD-7	New Single Family Reside	No
PHCR2025-00106	02/04/2025	03/27/2025	51	065-0530-032-(	7404 STELLAR WAY, LOT# 3	RD-7	New Single Family Reside	No
PHCR2025-00533	07/29/2025	09/18/2025	51	065-0560-055-(	7346 KELELI ST, LOT# 147S/	RD-7	New Single Family Reside	No
PHCR2025-00534	07/29/2025	09/18/2025	51	065-0560-089-(	9030 NOTA WAY, LOT# 181S	RD-7	New Single Family Reside	No
PHCR2025-00535	07/29/2025	09/18/2025	51	065-0560-090-(	9034 NOTA WAY, LOT# 182S	RD-7	New Single Family Reside	No
PHCR2025-00536	07/29/2025	09/18/2025	51	065-0560-091-(	9038 NOTA WAY, LOT# 183S	RD-7	New Single Family Reside	No
PHCR2025-00065	01/31/2025	03/24/2025	52	122-0870-027-(	7646 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00066	01/31/2025	03/24/2025	52	122-0870-028-(	7650 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No

PHCR2025-00067	01/31/2025	03/24/2025	52	122-0870-029-(	7654 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00090	02/03/2025	03/27/2025	52	122-0870-001-(	7641 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00091	02/03/2025	03/27/2025	52	122-0870-002-(	7645 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00092	02/03/2025	03/27/2025	52	122-0870-003-(	7649 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00093	02/03/2025	03/27/2025	52	122-0880-020-(	7638 FLATBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00094	02/03/2025	03/27/2025	52	122-0870-026-(	7642 FLATBOW WAY, LOT# 2	RD-5	New Single Family Reside	No
PHCR2025-00095	02/03/2025	03/27/2025	52	122-0960-017-(	9931 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
PHCR2025-00096	02/03/2025	03/27/2025	52	122-0960-018-(	9935 WINDAGE WAY, LOT# 9	RD-7	New Single Family Reside	No
CBNR2025-00770	08/01/2025	09/23/2025	53	074-0131-021-(	4078 ANDEDON CIRSACRAM	RD-5	New Single Family Reside	Detached
PHCR2025-00055	01/30/2025	03/24/2025	53	122-0930-048-(	7752 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00056	01/30/2025	03/24/2025	53	122-0930-049-(	7748 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00057	01/30/2025	03/24/2025	53	122-0930-050-(	7744 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00059	01/30/2025	03/24/2025	53	122-0930-052-(	7736 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00060	01/31/2025	03/25/2025	53	122-0930-045-(	7764 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00061	01/31/2025	03/25/2025	53	122-0930-046-(	7760 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00062	01/31/2025	03/25/2025	53	122-0930-047-(	7756 CONGAREE WAY, LOT	RD-5	New Single Family Reside	No
PHCR2025-00063	01/31/2025	03/25/2025	53	122-0940-055-(	9832 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00064	01/31/2025	03/25/2025	53	122-0940-056-(	9836 GREAT BASIN WAY, LC	RD-5	New Single Family Reside	No
PHCR2025-00392	05/02/2025	06/24/2025	53	122-0880-030-(	10025 YUMI WAY, LOT# 259	RD-5	New Single Family Reside	No
PHCR2025-00394	05/02/2025	06/24/2025	53	122-0880-032-(	10033 YUMI WAY, LOT# 261	RD-5	New Single Family Reside	No
PHCR2024-00436	06/07/2024	07/31/2024	54	065-0520-007-(	7480 MENDON WAY, LOT# 7	RD-4	New Single Family Reside	Attached
PHCR2024-00437	06/07/2024	07/31/2024	54	065-0520-008-(	7484 MENDON WAY, LOT# 8	RD-4	New Single Family Reside	No
PHCR2024-00438	06/07/2024	07/31/2024	54	065-0520-009-(	7488 MENDON WAY, LOT# 9	RD-4	New Single Family Reside	No
PHCR2024-00439	06/07/2024	07/31/2024	54	065-0520-095-(	8814 FAIRPORT AVE, LOT# 9	RD-4	New Single Family Reside	No
PHCR2024-00574	07/25/2024	09/17/2024	54	122-0930-025-(	9934 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00575	07/25/2024	09/17/2024	54	122-0930-026-(	9930 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00576	07/25/2024	09/17/2024	54	122-0930-027-(	9926 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00577	07/25/2024	09/17/2024	54	122-0930-029-(	9918 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00578	07/25/2024	09/17/2024	54	122-0930-028-(	9922 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00229	03/12/2025	05/05/2025	54	122-0970-033-(	7709 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00230	03/12/2025	05/05/2025	54	122-0970-034-(	7713 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00231	03/12/2025	05/05/2025	54	122-0970-040-(	7712 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00232	03/12/2025	05/05/2025	54	122-0970-041-(	7708 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2025-00233	03/12/2025	05/05/2025	54	122-0970-042-(	7704 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00470	06/20/2024	08/14/2024	55	065-0420-014-(	8880 BOES WAY, LOT# 22SA	RD-7	New Single Family Reside	No
PHCR2024-00471	06/20/2024	08/14/2024	55	065-0420-015-(	8876 BOES WAY, LOT# 23SA	RD-7	New Single Family Reside	No
PHCR2024-00472	06/20/2024	08/14/2024	55	065-0420-016-(	8872 BOES WAY, LOT# 24SA	RD-7	New Single Family Reside	No
PHCR2025-00216	03/12/2025	05/06/2025	55	065-0530-058-(	7421 PENFIELD DR, LOT# 58	RD-7	New Single Family Reside	No
PHCR2025-00217	03/12/2025	05/06/2025	55	065-0530-059-(	7425 PENFIELD DR, LOT# 59	RD-7	New Single Family Reside	No
PHCR2025-00218	03/12/2025	05/06/2025	55	065-0530-060-(	7429 PENFIELD DR, LOT# 60	RD-7	New Single Family Reside	No
PHCR2025-00219	03/12/2025	05/06/2025	55	065-0530-061-(	7433 PENFIELD DR, LOT# 61	RD-7	New Single Family Reside	No
PHCR2025-00591	08/27/2025	10/21/2025	55	122-0890-025-(	9751 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00592	08/27/2025	10/21/2025	55	122-0890-030-(	9742 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00594	08/27/2025	10/21/2025	55	122-0890-032-(	9750 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00359	04/28/2025	06/23/2025	56	203-2250-004-(	7737 SILVER POND WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00590	08/27/2025	10/22/2025	56	122-0890-024-(	9755 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00443	06/11/2024	08/07/2024	57	122-0870-061-(	7684 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00444	06/11/2024	08/07/2024	57	122-0870-063-(	7687 BROADHEAD WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00445	06/11/2024	08/07/2024	57	122-0870-064-(	7683 BROADHEAD WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00447	06/11/2024	08/07/2024	57	122-0870-088-(	7690 BROADHEAD WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00588	08/19/2025	10/16/2025	58	122-1000-088-(	9988 COMMON YARROW W	RD-4	New Single Family Reside	No
PHCR2024-00209	03/18/2024	05/16/2024	59	121-1230-001-(	9606 OGDEN RANCH RD, LC	RD-10	New Single Family Reside	No
PHCR2024-00820	11/26/2024	01/24/2025	59	065-0550-004-(	7354 EFFETO ST, LOT# 12S	RD-5	New Single Family Reside	No
PHCR2024-00821	11/26/2024	01/24/2025	59	065-0550-005-(	7358 EFFETO ST, LOT# 13S	RD-5	New Single Family Reside	No
PHCR2024-00822	11/26/2024	01/24/2025	59	065-0550-013-(	7357 EFFETO ST, LOT# 21S	RD-5	New Single Family Reside	No
PHCR2024-00823	11/26/2024	01/24/2025	59	065-0550-014-(	7353 EFFETO ST, LOT# 22S	RD-5	New Single Family Reside	No
PHCR2024-00824	11/26/2024	01/24/2025	59	065-0540-048-(	7310 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00825	11/26/2024	01/24/2025	59	065-0540-049-(	7306 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00826	11/26/2024	01/24/2025	59	065-0540-055-(	7305 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00700	10/07/2024	12/06/2024	60	122-0970-014-(	10009 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00701	10/07/2024	12/06/2024	60	122-0970-015-(	10013 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00702	10/07/2024	12/06/2024	60	122-0970-016-(	10017 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00703	10/07/2024	12/06/2024	60	122-0970-017-(	10019 WINDAGE WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2024-00704	10/07/2024	12/06/2024	60	122-0970-018-(	10023 WINDAGE WAY, LOT#	RD-10	New Single Family Reside	No
PHCR2025-00354	04/28/2025	06/27/2025	60	065-0530-053-(	7401 PENFIELD DR, LOT# 53	RD-7	New Single Family Reside	No
PHCR2025-00355	04/28/2025	06/27/2025	60	065-0530-054-(	7405 PENFIELD DR, LOT# 54	RD-7	New Single Family Reside	No
PHCR2025-00356	04/28/2025	06/27/2025	60	065-0530-055-(	7409 PENFIELD DR, LOT# 55	RD-7	New Single Family Reside	No
PHCR2025-00357	04/28/2025	06/27/2025	60	065-0530-056-(	7413 PENFIELD DR, LOT# 56	RD-7	New Single Family Reside	No
PHCR2025-00358	04/28/2025	06/27/2025	60	065-0530-057-(	7417 PENFIELD DR, LOT# 57	RD-7	New Single Family Reside	No
PHCR2025-00619	09/11/2025	11/10/2025	60	122-0890-026-(	9747 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No

PHCR2025-00620	09/11/2025	11/10/2025	60	122-0890-027-(	9743 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00621	09/11/2025	11/10/2025	60	122-0890-028-(	9739 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00622	09/11/2025	11/10/2025	60	122-0890-029-(	9738 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2025-00623	09/11/2025	11/10/2025	60	122-0890-047-(	7612 BIG BEND CIR, LOT# 7	RD-7	New Single Family Reside	No
CBNR2024-00671	06/28/2024	08/28/2024	61	272-0182-008-(	2819 LA COLINA WAYCARMI	RD-5	New Single Family Reside	Detached
PHCR2024-00828	11/27/2024	01/27/2025	61	065-0540-046-(	7318 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00829	11/27/2024	01/27/2025	61	065-0540-047-(	7314 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00830	11/27/2024	01/27/2025	61	065-0540-057-(	7313 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00831	11/27/2024	01/27/2025	61	065-0540-058-(	7317 HEADSTOCK ST, LOT#	RD-5	New Single Family Reside	No
PHCR2025-00593	08/27/2025	10/27/2025	61	122-0890-031-(	9746 JEFF HANDY DR, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00446	06/11/2024	08/12/2024	62	122-0870-087-(	7686 BROADHEAD WAY, LO	RD-5	New Single Family Reside	No
PHCR2025-00403	05/02/2025	07/03/2025	62	122-0880-003-(	10031 FLETCHING WAY, LO	RD-5	New Single Family Reside	No
CBNR2024-00603	06/07/2024	08/09/2024	63	253-0072-010-(	5622 MEMORY LNFAIR OAK	RD-4	New Single Family Reside	Detached
PHCR2025-00595	08/27/2025	10/30/2025	64	065-0600-014-(	8765 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00596	08/27/2025	10/30/2025	64	065-0600-015-(	8761 DOMINIC WAY, LOT# 1	RD-5	New Single Family Reside	No
PHCR2025-00606	09/10/2025	11/14/2025	65	122-0960-033-(	7751 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00607	09/10/2025	11/14/2025	65	122-0960-034-(	7755 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
CBNR2025-00698	07/07/2025	09/11/2025	66	273-0112-018-(	6122 FRIENDLY CTCARMICH	RD-5 (NPA)	New Single Family Reside	Shelf Ready
PHCR2025-00603	09/09/2025	11/14/2025	66	122-0960-030-(	7739 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00604	09/09/2025	11/14/2025	66	122-0960-031-(	7743 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2025-00605	09/09/2025	11/14/2025	66	122-0960-032-(	7747 DEER MOUSE WAY, LC	RD-7	New Single Family Reside	No
PHCR2024-00289	04/11/2024	06/17/2024	67	122-0930-006-(	9932 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00290	04/11/2024	06/17/2024	67	122-0930-007-(	9928 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00291	04/11/2024	06/17/2024	67	122-0930-008-(	9924 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00292	04/11/2024	06/17/2024	67	122-0930-009-(	9920 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00293	04/11/2024	06/17/2024	67	122-0930-010-(	9916 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
CBNR2025-01286	12/24/2025	03/03/2026	69	256-0111-008-(	4906 ENGLE RDCARMICHAE	RD-4 (NPA)	New Single Family Reside	No
CBNR2025-01277	12/23/2025	03/06/2026	73	220-0245-003-(	4530 HAYFORD WAYSACRA	RD-5	New Single Family Reside	Detached
PHCR2024-00495	07/02/2024	09/13/2024	73	203-2240-084-(	8008 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00498	07/02/2024	09/13/2024	73	203-2240-087-(	7986 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00499	07/02/2024	09/13/2024	73	203-2240-088-(	7988 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00502	07/02/2024	09/13/2024	73	203-2240-091-(	8006 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00504	07/02/2024	09/13/2024	73	203-2240-093-(	8014 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00505	07/02/2024	09/13/2024	73	203-2240-094-(	8016 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00506	07/02/2024	09/13/2024	73	203-2240-097-(	8022 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00507	07/02/2024	09/13/2024	73	203-2240-095-(	8018 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00508	07/02/2024	09/13/2024	73	203-2240-096-(	8020 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00666	09/24/2024	12/06/2024	73	122-0970-004-(	9965 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00667	09/24/2024	12/06/2024	73	122-0970-005-(	9969 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00668	09/24/2024	12/06/2024	73	122-0970-006-(	9973 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00669	09/24/2024	12/06/2024	73	122-0970-007-(	9977 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00670	09/24/2024	12/06/2024	73	122-0970-008-(	9981 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00671	09/24/2024	12/06/2024	73	122-0970-009-(	9985 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00672	09/24/2024	12/06/2024	73	122-0970-010-(	9989 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00673	09/24/2024	12/06/2024	73	122-0970-011-(	9993 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00674	09/24/2024	12/06/2024	73	122-0970-031-(	9988 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00675	09/24/2024	12/06/2024	73	122-0970-032-(	9984 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00676	09/24/2024	12/06/2024	73	122-0970-012-(	10001 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00677	09/24/2024	12/06/2024	73	122-0970-013-(	10005 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00678	09/24/2024	12/06/2024	73	122-0970-028-(	10000 ALPINE GOLD WAY, L	RD-10	New Single Family Reside	No
PHCR2024-00679	09/24/2024	12/06/2024	73	122-0970-029-(	9996 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00680	09/24/2024	12/06/2024	73	122-0970-030-(	9992 ALPINE GOLD WAY, LC	RD-10	New Single Family Reside	No
PHCR2024-00486	07/01/2024	09/13/2024	74	203-2240-077-(	7982 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	Attached
PHCR2024-00487	07/01/2024	09/13/2024	74	203-2240-078-(	7984 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00491	07/01/2024	09/13/2024	74	203-2240-081-(	8002 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2024-00492	07/01/2024	09/13/2024	74	203-2240-082-(	8004 QUIET KNOLLS DR, LC	RD-20	New Single Family Reside	No
PHCR2025-00341	04/25/2025	07/08/2025	74	122-0970-036-(	7721 DEER MOUSE WAY, LC	RD-10	New Single Family Reside	No
CBNR2025-00475	05/09/2025	07/23/2025	75	294-0044-011-(	3341 ADAMS RDSACRAMEN	RE-2 (NPA)	New Single Family Reside	No
CBNR2025-00282	03/21/2025	06/06/2025	77	148-0730-008-(	12730 Grimes LNGALT, CA 9	AR-2	New Single Family Reside	No
CBNR2025-00450	05/02/2025	07/18/2025	77	260-0080-060-(	6234 CASITA AVECARMICHA	RD-5	New Single Family Reside	Detached
CBNR2025-00461	05/06/2025	07/22/2025	77	273-0111-020-(	6131 HOMESWEET WAYCAI	RD-5 (NPA)	New Single Family Reside	Detached
PHCR2024-00345	05/15/2024	07/31/2024	77	122-0860-040-(	7620 BRACER WAY, LOT# 4(	RD-7	New Single Family Reside	No
PHCR2024-00346	05/15/2024	07/31/2024	77	122-0860-077-(	7621 BRACER WAY, LOT# 7	RD-7	New Single Family Reside	No
PHCR2024-00347	05/15/2024	07/31/2024	77	122-0880-025-(	7632 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00348	05/15/2024	07/31/2024	77	122-0880-026-(	7636 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00349	05/15/2024	07/31/2024	77	122-0870-050-(	7640 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
CBNR2024-01325	12/27/2024	03/15/2025	78	148-1200-003-(	14175 ADAM S GIBSON LNG	AR-2	New Single Family Reside	No
CBNR2025-01049	10/21/2025	01/07/2026	78	292-0062-017-(	780 CORONADO BLVDSACR	RD-3 (NPA)	New Single Family Reside	No
CBNR2024-00609	06/10/2024	08/28/2024	79	115-0091-047-(	8670 CARLISLE AVESACRAI	A-10	New Single Family Reside	Detached
PHCR2025-00624	09/11/2025	12/02/2025	82	122-1000-067-(	9995 COMMON YARROW W	RD-4	New Single Family Reside	No

PHCR2025-00625	09/11/2025	12/02/2025	82	122-1000-068-(	9991 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00626	09/11/2025	12/02/2025	82	122-1000-089-(	9992 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00627	09/11/2025	12/02/2025	82	122-1000-090-(	9996 COMMON YARROW W/	RD-4	New Single Family Reside	No
PHCR2025-00628	09/11/2025	12/02/2025	82	122-1000-101-(	7840 YELLOW CUPS WAY, L	RD-5	New Single Family Reside	No
CBNR2025-01163	11/20/2025	02/11/2026	83	236-0334-014-(	6404 SCENIC OAK CTCARM	RD-5	New Single Family Reside	Detached
PHCR2024-00455	06/13/2024	09/04/2024	83	122-0870-019-(	10063 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00456	06/13/2024	09/04/2024	83	122-0870-036-(	10055 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00457	06/13/2024	09/04/2024	83	122-0870-037-(	10051 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00458	06/13/2024	09/04/2024	83	122-0870-038-(	10047 WINDAGE WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00459	06/13/2024	09/04/2024	83	122-0870-062-(	7688 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00158	02/22/2024	05/16/2024	84	122-0870-045-(	7657 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00159	02/22/2024	05/16/2024	84	122-0870-046-(	7653 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00160	02/22/2024	05/16/2024	84	122-0870-053-(	7652 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00161	02/22/2024	05/16/2024	84	122-0870-054-(	7656 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00162	02/22/2024	05/16/2024	84	122-0870-055-(	7660 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00270	04/05/2024	06/28/2024	84	122-0870-047-(	7649 BAREBOW WAYSACRA	RD-5	New Single Family Reside	Attached
PHCR2024-00271	04/05/2024	06/28/2024	84	122-0870-048-(	7645 BAREBOW WAYSACRA	RD-5	New Single Family Reside	No
PHCR2024-00272	04/05/2024	06/28/2024	84	122-0870-049-(	7641 BAREBOW WAYSACRA	RD-5	New Single Family Reside	No
PHCR2024-00273	04/05/2024	06/28/2024	84	122-0870-051-(	7644 BAREBOW WAYSACRA	RD-5	New Single Family Reside	No
PHCR2024-00274	04/05/2024	06/28/2024	84	122-0870-052-(	7648 BAREBOW WAYSACRA	RD-5	New Single Family Reside	No
CBNR2024-01297	12/19/2024	03/15/2025	86	128-0172-006-(	13939 INDIO STCA	A-10	New Single Family Reside	No
PHCR2025-00098	02/04/2025	05/01/2025	86	122-0960-020-(	9943 WINDAGE WAY, LOT# S	RD-7	New Single Family Reside	No
PHCR2024-00350	05/15/2024	08/13/2024	90	122-0880-021-(	7637 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00351	05/15/2024	08/13/2024	90	122-0880-022-(	7633 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00352	05/15/2024	08/13/2024	90	122-0880-023-(	7629 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00353	05/15/2024	08/13/2024	90	122-0880-024-(	7628 BAREBOW WAY, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00354	05/15/2024	08/13/2024	90	122-0870-086-(	7682 BROADHEAD WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00761	11/06/2024	02/04/2025	90	065-0530-015-(	7413 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2024-00762	11/06/2024	02/04/2025	90	065-0530-016-(	7417 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2024-00763	11/06/2024	02/04/2025	90	065-0530-029-(	7416 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00764	11/06/2024	02/04/2025	90	065-0530-030-(	7412 STELLAR WAY, LOT# 3	RD-7	New Single Family Reside	No
PHCR2024-00115	02/15/2024	05/16/2024	91	122-0860-080-(	7618 STRINGER WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00116	02/15/2024	05/16/2024	91	122-0860-081-(	7622 STRINGER WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00117	02/15/2024	05/16/2024	91	122-0860-082-(	7626 STRINGER WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00118	02/15/2024	05/16/2024	91	122-0860-104-(	7623 STRINGER WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00119	02/15/2024	05/16/2024	91	122-0860-105-(	7619 STRINGER WAY, LOT#	RD-7	New Single Family Reside	No
PHCR2024-00753	11/05/2024	02/04/2025	91	065-0530-017-(	7421 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2024-00754	11/05/2024	02/04/2025	91	065-0530-018-(	7425 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2024-00755	11/05/2024	02/04/2025	91	065-0530-027-(	7424 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00756	11/05/2024	02/04/2025	91	065-0530-028-(	7420 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
CBNR2026-00016	12/29/2025	04/01/2026	93	282-0040-018-(	4992 EL CAMINO AVECARMI	RD-5	New Single Family Reside	Detached
PHCR2024-00733	10/31/2024	02/01/2025	93	065-0530-019-(	7429 STELLAR WAY, LOT# 1	RD-7	New Single Family Reside	No
PHCR2024-00734	10/31/2024	02/01/2025	93	065-0530-020-(	7433 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00735	10/31/2024	02/01/2025	93	065-0530-025-(	7432 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00736	10/31/2024	02/01/2025	93	065-0530-026-(	7428 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00737	10/31/2024	02/01/2025	93	065-0530-041-(	7435 CHADBOURNE WAY, L	RD-7	New Single Family Reside	No
PHCR2024-00738	10/31/2024	02/01/2025	93	065-0530-042-(	7439 CHADBOURNE WAY, L	RD-7	New Single Family Reside	No
PHCR2024-00739	10/31/2024	02/01/2025	93	065-0530-043-(	7438 CHADBOURNE WAY, LI	RD-7	New Single Family Reside	No
PHCR2024-00740	10/31/2024	02/01/2025	93	065-0530-044-(	7434 CHADBOURNE WAY, L	RD-7	New Single Family Reside	No
PHCR2024-00729	10/30/2024	02/01/2025	94	065-0530-021-(	7437 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00730	10/30/2024	02/01/2025	94	065-0530-022-(	7441 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00731	10/30/2024	02/01/2025	94	065-0530-023-(	7440 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
PHCR2024-00732	10/30/2024	02/01/2025	94	065-0530-024-(	7436 STELLAR WAY, LOT# 2	RD-7	New Single Family Reside	No
CBNR2024-00209	03/01/2024	06/04/2024	95	152-0140-091-(	12906 WEST LNHERALD, CA	AG-20	New Single Family Reside	No
CBNR2025-00504	05/14/2025	08/20/2025	98	126-0290-047-(	12390 PEARL LNWILTON, CA	AR-5	New Single Family Reside	Detached
CBNR2025-01104	11/05/2025	02/13/2026	100	068-0200-019-(	9070 CALDERA WAYSACRAI	RD-5	New Single Family Reside	Detached
CBNR2025-00255	03/14/2025	06/23/2025	101	136-0170-073-(	12160 RISING RDWILTON, C	AR-5	New Single Family Reside	No
CBNR2025-00706	07/08/2025	10/17/2025	101	138-0240-074-(	11891 ARNO RDWILTON, CA	A-5	New Single Family Reside	Detached
CBNR2024-00101	02/01/2024	05/13/2024	102	148-0221-003-(	9971 ROSECLOVER WAYGA	AR-2	New Single Family Reside	No
CBNR2025-01170	11/21/2025	03/03/2026	102	244-0152-017-(	8137 VALLEY STFAIR OAKS,	RD-5 (NPA)	New Single Family Reside	Detached
CBNR2025-00632	06/17/2025	09/30/2025	105	208-0121-055-(	7319 34TH STNORTH HIGHL	AR-1	New Single Family Reside	Detached
CBNR2025-01175	11/24/2025	03/09/2026	105	020-0155-021-(	4104 16TH AVESACRAMENT	RD-5	New Single Family Reside	No
CBNR2025-01309	12/30/2025	04/15/2026	106	213-0120-002-(	7036 FILBERT AVEORANGE\	AR-1	New Single Family Reside	No
CBNR2025-00665	06/25/2025	10/10/2025	107	294-0098-001-(	600 LILAC LNSACRAMENTO	RE-2 (NPA)	New Single Family Reside	No
CBNR2025-00320	03/28/2025	07/15/2025	109	271-0242-006-(	2618 WRENDALE WAYSACR	RD-4	New Single Family Reside	Detached
CBNR2025-00517	05/18/2025	09/04/2025	109	122-0770-022-(	8374 KELLWOOD CTSACRA	RD-3	New Single Family Reside	Shelf Ready
CBNR2025-00703	07/07/2025	10/24/2025	109	065-0111-007-(	7586 GLACKEN WAYSACRA	RD-5/RD-5 (NPA)	New Single Family Reside	No
CBNR2025-01252	12/17/2025	04/06/2026	110	244-0013-023-(	4844 PENNSYLVANIA AVEFA	SPA	New Single Family Reside	No
CBNR2025-01253	12/17/2025	04/06/2026	110	244-0013-024-(	4836 PENNSYLVANIA AVEFA	SPA	New Single Family Reside	No
CBNR2025-00283	03/21/2025	07/17/2025	118	283-0050-018-(	2437 CALIFORNIA AVECARM	RD-1 (NPA)	New Single Family Reside	No

PHCR2024-00184	03/08/2024	07/05/2024	119	122-0860-044-(	7636 BRACER WAY, LOT# 44	RD-7	New Single Family Reside	No
PHCR2024-00185	03/08/2024	07/05/2024	119	122-0860-045-(	7640 BRACER WAY, LOT# 45	RD-7	New Single Family Reside	No
PHCR2024-00186	03/08/2024	07/05/2024	119	122-0860-072-(	7641 BRACER WAY, LOT# 72	RD-7	New Single Family Reside	Attached
PHCR2024-00187	03/08/2024	07/05/2024	119	122-0860-073-(	7637 BRACER WAY, LOT# 73	RD-7	New Single Family Reside	No
PHCR2024-00188	03/08/2024	07/05/2024	119	122-0860-074-(	7633 BRACER WAY, LOT# 74	RD-7	New Single Family Reside	No
CBNR2025-00339	04/02/2025	07/31/2025	120	213-0430-050-(	9370 VALLEJO DRORANGEV	RD-2	New Single Family Reside	No
CBNR2025-00503	05/14/2025	09/11/2025	120	289-0132-001-(	1336 MARIEMONT AVESACF	RD-2 (NPA)	New Single Family Reside	No
CBNR2024-01195	11/14/2024	03/15/2025	121	288-0271-001-(	1150 CASTEC DRSACRAME	RD-3 (NPA)	New Single Family Reside	No
CBNR2025-00510	05/15/2025	09/16/2025	124	289-0132-001-(	1340 MARIEMONT AVESACF	RD-2 (NPA)	New Single Family Reside	Detached
CBNR2025-00465	05/06/2025	09/09/2025	126	227-0132-002-(	7543 TELEGRAPH AVEORAN	AR-2	New Single Family Reside	Detached
CBNR2025-00325	03/30/2025	08/08/2025	131	272-0061-015-(	3131 BIRCH STCARMICHAE	RD-5	New Single Family Reside	Shelf Ready
PHCR2024-00460	06/18/2024	10/28/2024	132	122-0950-034-(	7741 GLACIER BAY CIR, LOT	RD-5	New Single Family Reside	No
CBNR2024-00340	04/02/2024	08/14/2024	134	213-0221-013-(	9390 OTTOMON WAYORANG	RD-3	New Single Family Reside	Detached
CBNR2024-01273	12/10/2024	04/23/2025	134	272-0171-036-(	5220 SHIREHILLS LNCARMI	RD-5	New Single Family Reside	No
PHCR2024-00453	06/13/2024	10/25/2024	134	122-0910-069-(	10058 JEFF HANDY DR, LOT	RD-4	New Single Family Reside	No
CBNR2025-00205	03/05/2025	07/18/2025	135	288-0023-010-(	1630 LA PLAYA WAYSACRAM	RD-3 (NPA)	New Single Family Reside	No
CBNR2025-00663	06/24/2025	11/07/2025	136	206-0070-038-(	757 Q STRIO LINDA, CA 956	RD-5	New Single Family Reside	Shelf Ready
PHCR2025-00397	05/02/2025	09/17/2025	138	122-0940-066-(	7729 CAPITOL REEF WAY, L	RD-5	New Single Family Reside	No
CBNR2025-00399	04/21/2025	09/08/2025	140	282-0113-023-(	4925 DONOVAN DRCARMICI	RD-5	New Single Family Reside	No
CBNR2025-00860	08/27/2025	01/14/2026	140	293-0011-029-(	2685 HUNTINGTON RDSACF	RD-3	New Single Family Reside	Detached
CBNR2025-00308	03/26/2025	08/14/2025	141	215-0042-004-(	6220 26TH STRIO LINDA, CA	AR-2	New Single Family Reside	No
CBNR2025-01033	10/16/2025	03/06/2026	141	206-0090-031-(	7052 MARYSVILLE BLVDRIO	AR-2	New Single Family Reside	Detached
CBNR2024-00335	04/02/2024	08/22/2024	142	224-0770-007-(	8847 OAK AVEORANGEVALE	AR-2	New Single Family Reside	Detached
CBNR2025-01018	10/13/2025	03/04/2026	142	121-0530-045-(	9043 ATHELSON PLSACRAM	RD-5	New Single Family Reside	Detached
CBNR2025-01014	10/09/2025	03/02/2026	144	272-0230-018-(	5542 CLARK AVECARMICHA	RD-5	New Single Family Reside	Detached
CBNR2024-01234	11/27/2024	04/22/2025	146	294-0033-001-(	790 LILAC LNSACRAMENTO	RE-2 (NPA)	New Single Family Reside	No
CBNR2025-00477	05/09/2025	10/02/2025	146	224-0540-034-(	8050 COUNTRY TRAIL DROF	A-2 (PD)	New Single Family Reside	No
CBNR2025-00117	02/06/2025	07/08/2025	152	281-0342-001-(	1800 LA PLAYA WAYSACRAM	RD-2 (NPA)	New Single Family Reside	Attached
CBNR2025-01118	11/07/2025	04/09/2026	153	273-0132-027-(	6101 PALM DRCARMICHAEL	RD-2 (NPA)	New Single Family Reside	Attached
PHCR2024-00151	02/21/2024	07/25/2024	155	122-0930-022-(	9933 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00152	02/21/2024	07/25/2024	155	122-0930-016-(	9909 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00153	02/21/2024	07/25/2024	155	122-0930-017-(	9913 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00154	02/21/2024	07/25/2024	155	122-0930-018-(	9917 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00156	02/21/2024	07/25/2024	155	122-0930-019-(	9921 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00157	02/21/2024	07/25/2024	155	122-0930-020-(	9925 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
CBNR2025-00859	08/27/2025	01/30/2026	156	293-0011-029-(	401 BRET HARTE RDSACRA	RD-3	New Single Family Reside	No
CBNR2024-01075	10/08/2024	03/15/2025	158	223-0273-006-(	5922 DEARY WAYORANGEV	RD-5	New Single Family Reside	Detached
CBNR2024-01077	10/08/2024	03/15/2025	158	073-0152-011-(	14430 HAYCOCK STSLOUGH	A-5	New Single Family Reside	No
CBNR2025-01130	11/13/2025	04/21/2026	159	240-0391-004-(	4520 MYRTLE AVESACRAME	RD-5	New Single Family Reside	Shelf Ready
PHCR2024-00180	03/07/2024	08/13/2024	159	122-0930-014-(	9901 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00181	03/07/2024	08/13/2024	159	122-0790-006-(	9905 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00181	03/07/2024	08/13/2024	159	122-0930-015-(	9905 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00182	03/07/2024	08/13/2024	159	122-0930-037-(	9886 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00183	03/07/2024	08/13/2024	159	122-0930-038-(	9882 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
CBNR2025-01084	10/30/2025	04/08/2026	160	213-0230-028-(	7331 MAIN AVEORANGEVAL	RD-3	New Single Family Reside	Detached
CBNR2025-00992	10/02/2025	03/12/2026	161	152-0140-090-(	12910 WEST LNHERALD, CA	AG-20	New Single Family Reside	No
PHCR2024-00179	03/05/2024	08/13/2024	161	122-0930-013-(	9897 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00299	04/15/2024	09/23/2024	161	122-0790-006-(	9912 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00299	04/15/2024	09/23/2024	161	122-0930-011-(	9912 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00300	04/15/2024	09/23/2024	161	122-0930-012-(	9908 MESA VERDE WAY, LO	RD-5	New Single Family Reside	No
PHCR2024-00301	04/15/2024	09/23/2024	161	122-0930-042-(	9866 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00302	04/15/2024	09/23/2024	161	122-0930-043-(	9862 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00303	04/15/2024	09/23/2024	161	122-0790-006-(	9858 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00303	04/15/2024	09/23/2024	161	122-0930-044-(	9858 JEFF HANDY DR, LOT#	RD-5	New Single Family Reside	No
PHCR2024-00169	02/28/2024	08/12/2024	166	122-0790-006-(	9878 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	No
PHCR2024-00169	02/28/2024	08/12/2024	166	122-0930-039-(	9878 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	No
PHCR2024-00170	02/28/2024	08/12/2024	166	122-0930-040-(	9874 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	No
PHCR2024-00171	02/28/2024	08/12/2024	166	122-0930-041-(	9870 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	No
PHCR2024-00167	02/27/2024	08/12/2024	167	122-0930-023-(	9942 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	Detached
PHCR2024-00168	02/27/2024	08/12/2024	167	122-0930-024-(	9938 JEFF HANDY DRSACR/	RD-5	New Single Family Reside	No
CBNR2025-00990	10/02/2025	03/25/2026	174	232-0053-002-(	5734 LA FIELD DRFAIR OAK	RD-5	New Single Family Reside	Detached
CBNR2025-00980	09/29/2025	03/24/2026	176	228-0480-045-(	4977 MYRTLE AVESACRAME	RD-5	New Single Family Reside	No
CBNR2025-00420	04/25/2025	10/23/2025	181	050-0401-021-(	7579 CITRUS AVESACRAME	RD-5	New Single Family Reside	No
PHCR2025-00241	03/21/2025	09/18/2025	181	122-0990-009-(	9847 AMISHA WAY, LOT# 9S	RD-5	New Single Family Reside	No
CBNR2024-00958	09/10/2024	03/15/2025	186	256-0320-037-(	4370 PASADENA AVESACRA	RD-4 (NPA)	New Single Family Reside	No
CBNR2024-00955	09/09/2024	03/15/2025	187	256-0320-035-(	4360 PASADENA AVESACRA	RD-4 (NPA)	New Single Family Reside	No
CBNR2024-01293	12/18/2024	06/26/2025	190	242-0095-082-(	7815 OLIVE STFAIR OAKS, C	RD-5	New Single Family Reside	No
CBNR2025-00172	12/22/2024	07/01/2025	191	115-1280-083-(	8538 NEW STAR CIRSACRA	RD-2	New Single Family Reside	Attached
CBNR2024-00941	09/04/2024	03/15/2025	192	134-0200-034-(	10234 DILLARD RDWILTON,	AG-20	New Single Family Reside	No
CBNR2024-00941	09/04/2024	03/15/2025	192	134-0200-035-(	10234 DILLARD RDWILTON,	AG-20	New Single Family Reside	No

CBNR2024-00928	08/30/2024	03/15/2025	197	256-0320-039-(	4336 PASADENA AVEsacram	RD-4 (NPA)	New Single Family Reside	No
CBNR2024-00929	08/30/2024	03/15/2025	197	269-0060-017-(	2938 MONTCLAIRE STSACR	RD-30	New Single Family Reside	Detached
CBNR2024-01031	09/25/2024	04/18/2025	205	256-0320-038-(	4356 PASADENA AVESACRA	RD-4 (NPA)	New Single Family Reside	Attached
CBNR2024-01032	09/25/2024	04/18/2025	205	256-0320-038-(	4358 PASADENA AVESACRA	RD-4 (NPA)	New Single Family Reside	No
CBNR2024-00878	08/19/2024	03/15/2025	208	050-0570-070-(	6324 STACY AVESACRAMEN	RD-7	New Single Family Reside	Attached
CBNR2025-00310	03/26/2025	10/21/2025	209	242-0173-051-(	7834 WINDING WAYFAIR OA	RD-5	New Single Family Reside	No
CBNR2024-00869	08/14/2024	03/15/2025	213	233-0690-007-(	8091 VILLAGE ESTATES LNF	RD-5	New Single Family Reside	No
CBNR2024-01258	12/04/2024	07/07/2025	215	051-0400-005-(	7545 CLEMENT CIRSACRAM	RD-5	New Single Family Reside	Detached
CBNR2024-00895	08/21/2024	03/27/2025	218	148-0350-012-(	10009 CHRISTYLYN WAYGA	AR-2	New Single Family Reside	No
CBNR2025-00317	03/28/2025	11/03/2025	220	223-0012-089-(	8918 MAPLE HILL LNORANG	RD-5	New Single Family Reside	Attached
CBNR2024-00827	08/02/2024	03/15/2025	225	240-0300-012-(	4224 WINDING WAYSACRAM	RD-4	New Single Family Reside	Shelf Ready
CBNR2024-00890	08/21/2024	04/03/2025	225	020-0313-026-(	4929 BAKER AVESACRAMEI	RD-10	New Single Family Reside	No
CBNR2025-00720	07/11/2025	02/24/2026	228	115-1970-015-(	8078 VISALIA WAYSACRAME	RD-5	New Single Family Reside	No
CBNR2024-00795	07/28/2024	03/15/2025	230	232-0044-007-(	6722 LINDA SUE WAYFAIR C	RD-5	New Single Family Reside	Detached
CBNR2024-00788	07/26/2024	03/15/2025	232	065-0380-076-(	9140 BUCKEYE WAYSACRA	RD-5	New Single Family Reside	Detached
CBNR2025-00347	04/07/2025	12/04/2025	241	260-0340-030-(	3812 VALLE VISTA RDCARM	RD-2 (NPA)	New Single Family Reside	No
CBNR2024-00741	07/16/2024	03/15/2025	242	292-0282-002-(	4212 GUILDFORD CTSACRA	RD-4	New Single Family Reside	No
CBNR2024-01294	12/18/2024	08/19/2025	244	223-0371-022-(	9611 SANDI CTORANGEVAL	RD-5	New Single Family Reside	Detached
CBNR2024-00903	08/23/2024	04/25/2025	245	235-0241-003-(	8909 CUSTER AVEORANGE'	RD-5	New Single Family Reside	No
CBNR2025-00174	02/24/2025	10/28/2025	246	223-0012-090-(	8924 MAPLE HILL LNORANG	RD-5	New Single Family Reside	No
CBNR2025-00204	03/05/2025	11/06/2025	246	050-0401-020-(	7577 CITRUS AVESACRAME	RD-5	New Single Family Reside	No
CBNR2024-00717	07/11/2024	03/20/2025	252	215-0020-068-(	1630 I STRIO LINDA, CA 956	AR-2	New Single Family Reside	No
CBNR2024-00680	07/01/2024	03/15/2025	257	115-0630-061-(	7954 GRAYLODGE CTSACR	RD-5	New Single Family Reside	Detached
CBNR2024-00776	07/23/2024	04/09/2025	260	148-0190-066-(	10030 NEW HOPE RDGALT,	AR-2	New Single Family Reside	No
CBNR2024-00669	06/27/2024	03/15/2025	261	289-0111-005-(	4555 BERRENDO DRSACRA	RD-2 (NPA)	New Single Family Reside	No
CBNR2025-00507	05/14/2025	02/03/2026	265	146-0390-004-(	14112 GROVE STWALNUT G	SPA	New Single Family Reside	No
CBNR2025-00601	06/07/2025	03/16/2026	282	292-0276-009-(	811 MORRIS WAYSACRAME	RD-4	New Single Family Reside	No
CBNR2024-00538	05/22/2024	03/15/2025	297	126-0270-008-(	12562 APRICOT LNWILTON,	AG-20	New Single Family Reside	No
CBNR2024-00516	05/15/2024	03/15/2025	304	207-0061-027-(	7347 24th STRIO LINDA, ca 9	AR-2	New Single Family Reside	Detached
CBNR2024-00490	05/09/2024	03/15/2025	310	246-0250-036-(	3905 EDGEVALE CTFAIR OA	RD-2 (PC)/RD-2	New Single Family Reside	No
CBNR2024-00490	05/09/2024	03/15/2025	310	246-0250-038-(	3905 EDGEVALE CTFAIR OA	RD-2 (PC)	New Single Family Reside	No
CBNR2025-00296	03/24/2025	02/02/2026	315	206-0090-014-(	7110 W 4TH STRIO LINDA, C	AR-2	New Single Family Reside	No
CBNR2024-00439	04/29/2024	03/15/2025	320	289-0076-007-(	1510 MISSION AVECARMICH	RD-2	New Single Family Reside	No
CBNR2025-00349	04/07/2025	03/10/2026	337	122-0430-027-(	10200 CLOVER RANCH DRS	AR-1	New Single Family Reside	Detached
CBNR2024-00988	09/17/2024	08/25/2025	342	239-0132-003-(	7316 CARDINAL RDFAIR OA	RD-3	New Single Family Reside	Detached
CBNR2024-00342	04/03/2024	03/15/2025	346	292-0242-002-(	3914 WYCOMBE DRSacrame	RD-4	New Single Family Reside	Attached
CBNR2024-00284	03/21/2024	03/15/2025	359	213-0014-038-(	8836 OAK AVEORANGEVALE	AR-1	New Single Family Reside	No
CBNR2024-00285	03/21/2024	03/15/2025	359	213-0014-039-(	8844 OAK AVEORANGEVALE	AR-1	New Single Family Reside	No
CBNR2024-00278	03/20/2024	03/15/2025	360	122-0690-088-(	9878 ALPHONSE CTSACRAM	RD-4	New Single Family Reside	Attached
CBNR2024-00279	03/20/2024	03/15/2025	360	208-0142-025-(	7040 34TH STNORTH HIGHL	AR-1	New Single Family Reside	Detached
CBNR2024-00276	03/19/2024	03/15/2025	361	126-0160-062-(	12260 PEACH LNWILTON, C	AR-10	New Single Family Reside	No
CBNR2024-00406	04/19/2024	05/15/2024	26	115-0630-074-(	7938 SUNRISE GREENS DR	RD-5	econdary Residential Dwell	Detached
CBNR2025-00734	07/18/2025	08/20/2025	33	203-0620-045-(	1985 CLAIMSTAKE CTELVEF	AR-1	econdary Residential Dwell	Detached
CBNR2025-00746	07/23/2025	08/26/2025	34	202-0141-019-(	485 EMERSON STELVERTA,	RD-2	econdary Residential Dwell	Detached
CBNR2026-00171	03/11/2026	04/14/2026	34	202-0330-009-(	413 ADAIR STELVERTA, CA	AR-2	econdary Residential Dwell	Detached
CBNR2025-00989	10/02/2025	11/07/2025	36	224-0253-013-(	8737 OAK AVEORANGEVALE	AR-2	econdary Residential Dwell	Detached
CBNR2026-00051	02/03/2026	03/11/2026	36	258-0310-024-(	5717 GIBBONS DRCARMICH	RD-5	econdary Residential Dwell	Shelf Ready
CBNR2025-00766	07/30/2025	09/11/2025	43	224-0272-010-(	8669 OAK AVEORANGEVALE	AR-2	econdary Residential Dwell	Detached
CBNR2025-00730	07/15/2025	08/28/2025	44	294-0044-018-(	895 LARCH LNSACRAMENT	RE-2 (NPA)	econdary Residential Dwell	Detached
CBNR2024-00319	03/28/2024	05/14/2024	47	286-0332-024-(	3403 NORTHROP AVESACRA	RD-5	econdary Residential Dwell	Detached
CBNR2026-00145	03/05/2026	04/22/2026	48	288-0203-007-(	1303 ARROYO GRANDE DRS	RD-3 (NPA)	econdary Residential Dwell	Detached
CBNR2025-01224	12/10/2025	01/28/2026	49	292-0262-003-(	4045 AMERICAN RIVER DRS	RD-4	econdary Residential Dwell	Detached
CBNR2025-00074	01/24/2025	03/15/2025	50	122-0610-051-(	7928 AVIARA PLSACRAMEN	RD-5	econdary Residential Dwell	Detached
CBNR2026-00138	03/04/2026	04/23/2026	50	288-0331-002-(	1025 CORONADO BLVDSAC	RD-3 (NPA)	econdary Residential Dwell	Attached
CBNR2025-00444	04/30/2025	06/20/2025	51	122-0360-036-(	8202 POLO CROSSE AVESA	AR-1	econdary Residential Dwell	Detached
CBNR2025-00096	01/31/2025	03/24/2025	52	242-0121-011-(	4403 CRESTRIDGE RDFAIR	RD-5	econdary Residential Dwell	No
CBNR2025-00779	08/05/2025	09/26/2025	52	285-0122-009-(	1409 HESKET WAYSACRAM	RD-5	econdary Residential Dwell	Detached
CBNR2025-00350	04/07/2025	05/30/2025	53	220-0530-009-(	5809 HILLSDALE BLVDSACF	RD-5	econdary Residential Dwell	Detached
CBNR2025-00732	07/17/2025	09/08/2025	53	203-0950-053-(	8403 FUTURITY CTANTELOI	RD-7	econdary Residential Dwell	Detached
CBNR2024-00314	03/27/2024	05/20/2024	54	256-0102-009-(	3635 WALNUT AVECARMICH	RD-4 (NPA)	econdary Residential Dwell	Detached
CBNR2025-00677	06/26/2025	08/19/2025	54	246-0750-011-(	8742 HAMMERSMITH LNFAII	AR-1	econdary Residential Dwell	Shelf Ready
CBNR2025-00567	05/29/2025	07/23/2025	55	219-0280-018-(	6923 GREENHEAD CTSACR	RD-5	econdary Residential Dwell	Detached
CBNR2026-00123	02/27/2026	04/23/2026	55	282-0360-011-(	4731 OLIVE OAK WAYCARM	RD-5	econdary Residential Dwell	Detached
CBNR2024-00649	06/21/2024	08/16/2024	56	203-1810-042-(	7750 TRUFFLE CTANTELOP	RD-5	econdary Residential Dwell	Detached
CBNR2025-00354	04/08/2025	06/04/2025	57	239-0155-020-(	7203 ZELINDA DRFAIR OAKS	RD-5	econdary Residential Dwell	Detached
MHCR2025-00026	06/30/2025	08/26/2025	57	292-0200-089-(	4108 ELDERBERRY LNSACF	RD-1	econdary Residential Dwell	Detached
CBNR2025-00680	06/27/2025	08/26/2025	60	239-0030-065-(	7218 ROCHELLE WAYFAIR C	RD-5	econdary Residential Dwell	Detached
CBNR2025-00917	09/15/2025	11/14/2025	60	122-0690-088-(		RD-4	econdary Residential Dwell	Detached
CBNR2025-00077	01/13/2025	03/15/2025	61	051-0104-011-(	7313 RUTTER CTSACRAME	RD-5	econdary Residential Dwell	Detached
CBNR2025-00841	08/21/2025	10/22/2025	62	294-0094-010-(	656 MILLS RDSACRAMENTC	RE-2 (NPA)	econdary Residential Dwell	Detached

CBNR2025-00428	04/28/2025	06/30/2025	63	293-0213-005-(	303 ROSS WAYSACRAMENT	RD-3	econdary Residential Dwell	Attached
CBNR2025-00829	08/18/2025	10/21/2025	64	215-0041-008-(	6345 26TH STRIO LINDA, CA	AR-2	econdary Residential Dwell	Detached
CBNR2025-01001	10/06/2025	12/09/2025	64	115-0235-011-(	7650 COUNTRY PARK DRSA	RD-5	econdary Residential Dwell	Attached
CBNR2026-00049	01/31/2026	04/08/2026	67	223-0650-055-(	9006 KIRSTEN CTORANGEV	RD-3	econdary Residential Dwell	Detached
CBNR2025-01304	12/30/2025	03/09/2026	69	279-0162-018-(	2036 FLOWERS STSACRAM	RD-5	econdary Residential Dwell	Detached
CBNR2025-00061	01/21/2025	04/01/2025	70	228-0500-037-(	5320 PRESIDENT AVENORT	RD-10	econdary Residential Dwell	Detached
CBNR2025-00551	05/27/2025	08/06/2025	71	292-0032-004-(	836 CORONADO BLVDSACR	RD-3 (NPA)	econdary Residential Dwell	Detached
MHCR2025-00013	04/07/2025	06/20/2025	74	208-0012-004-(	7447 28TH STNORTH HIGHL	AR-5	econdary Residential Dwell	Detached
CBNR2025-00031	01/11/2025	03/27/2025	75	213-0272-019-(	6619 PECAN AVEORANGEV/	RD-2	econdary Residential Dwell	Detached
CBNR2026-00045	01/29/2026	04/14/2026	75	249-0062-001-(	8188 DESERET AVEFAIR OA	RD-5	econdary Residential Dwell	Detached
CBNR2024-00202	02/28/2024	05/15/2024	77	148-1060-019-(	10007 SPRING STGALT, CA	AR-2	econdary Residential Dwell	Detached
CBNR2025-00681	06/27/2025	09/12/2025	77	244-0353-038-(	8010 SUNSET AVEFAIR OAK	RD-5	econdary Residential Dwell	Shelf Ready
CBNR2025-00876	09/01/2025	11/18/2025	78	248-0182-008-(	4814 SKYWAY DRCARMICH/	RD-5	econdary Residential Dwell	Shelf Ready
CBNR2025-01081	10/29/2025	01/16/2026	79	203-0430-056-(	7615 COMMONWEALTH DR/	RD-5	econdary Residential Dwell	Detached
CBNR2025-00047	01/15/2025	04/10/2025	85	289-0071-012-(	4625 NICKELS WAYSACRAM	RD-4	econdary Residential Dwell	Detached
CBNR2025-01261	12/18/2025	03/13/2026	85	060-0042-035-(	8907 FASHION DRSACRAME	RD-5	econdary Residential Dwell	Detached
CBNR2025-01289	12/25/2025	03/20/2026	85	240-0111-069-(	4700 NORRIS AVESACRAME	RD-2	econdary Residential Dwell	Detached
CBNR2025-00378	04/15/2025	07/11/2025	87	224-0240-002-(	7750 WACHTEL WAYORANG	AR-2	econdary Residential Dwell	Detached
CBNR2025-01070	10/26/2025	01/21/2026	87	228-0210-013-(	4726 AMBER LNSACRAMEN	RD-5	econdary Residential Dwell	Shelf Ready
CBNR2025-01146	11/18/2025	02/13/2026	87	213-0430-052-(	6705 MAIN AVEORANGEVAL	RD-2	econdary Residential Dwell	Detached
CBNR2024-01284	12/16/2024	03/15/2025	89	067-0080-015-(	6034 EAGLES NEST RDSAC	AG-80 (SM)	econdary Residential Dwell	Detached
CBNR2025-01064	10/23/2025	01/21/2026	90	126-0380-004-(	12136 OVERLAND WAYWILT	A-5	econdary Residential Dwell	Shelf Ready
MHCR2024-00012	06/11/2024	09/09/2024	90	215-0052-003-(	6207 34TH STNOTH HIGHLA	AR-1	econdary Residential Dwell	Detached
CBNR2024-00653	06/24/2024	09/23/2024	91	239-0143-006-(	7215 FALCON RDFAIR OAKS	RD-3	econdary Residential Dwell	Detached
CBNR2025-00845	08/22/2025	11/21/2025	91	217-0032-012-(	6245 SAN MARTIN STNORTI	RD-5	econdary Residential Dwell	Detached
CBNR2024-00512	05/14/2024	08/14/2024	92	256-0264-003-(		RD-4 (NPA)	econdary Residential Dwell	Detached
MHCR2024-00038	12/11/2024	03/15/2025	94	126-0131-017-(	12760 QUINCE LNWILTON, C	A-5	econdary Residential Dwell	Detached
CBNR2025-00658	06/23/2025	09/26/2025	95	244-0292-016-(	3917 VILLA CTFAIR OAKS, C	RD-5	econdary Residential Dwell	Detached
CBNR2025-00143	02/12/2025	05/19/2025	96	258-0040-054-(	3842 WALNUT AVE ACARMI(	RD-20	econdary Residential Dwell	Shelf Ready
CBNR2025-00176	02/12/2025	05/19/2025	96	258-0040-054-(	3840 WALNUT AVE ACARMI(	RD-20	econdary Residential Dwell	Shelf Ready
CBNR2025-00025	01/09/2025	04/16/2025	97	126-0370-014-(	12367 OVERLAND WAYWILT	A-5	econdary Residential Dwell	Detached
CBNR2025-00818	08/14/2025	11/20/2025	98	202-0145-014-(	7652 EL VERANO AVEELVEF	AR-2	econdary Residential Dwell	Detached
CBNR2024-00475	05/07/2024	08/14/2024	99	066-0190-017-(	7402 FRUITDALE WAYSACR	RD-7	econdary Residential Dwell	Detached
CBNR2025-00881	09/02/2025	12/11/2025	100	134-0324-013-(	10085 COLLINGS RDWILTON	A-2	econdary Residential Dwell	Detached
CBNR2024-00464	05/03/2024	08/13/2024	102	227-0170-033-(	7718 MOUNTAIN AVEORANG	AR-2	econdary Residential Dwell	Detached
CBNR2025-00419	04/25/2025	08/05/2025	102	213-0470-007-(	6831 HAZEL AVEORANGEVA	RD-2	econdary Residential Dwell	Shelf Ready
CBNR2025-01186	11/26/2025	03/09/2026	103	020-0155-021-(	4108 16TH AVESACRAMENT	RD-5	econdary Residential Dwell	Detached
MHCR2025-00017	05/07/2025	08/18/2025	103	207-0201-049-(	6970 20TH STRIO LINDA, CA	AR-2	econdary Residential Dwell	Detached
CBNR2025-00388	04/17/2025	07/30/2025	104	289-0072-003-(	1537 MENDOTA WAYCARMI(	RD-2	econdary Residential Dwell	Attached
CBNR2025-00574	05/30/2025	09/11/2025	104	258-0091-039-(	3641 CASA ROSA WAYCARM	RD-5	econdary Residential Dwell	Detached
CBNR2025-00501	05/13/2025	08/26/2025	105	288-0122-022-(	3901 CRESTA WAYSACRAM	RD-3 (NPA)	econdary Residential Dwell	Detached
CBNR2025-01026	10/15/2025	01/28/2026	105	042-0021-007-(	4166 TURNBRIDGE DRSACF	RD-5	econdary Residential Dwell	Detached
CBNR2025-00059	01/20/2025	05/06/2025	106	223-0050-041-(	6536 MAIN AVEORANGEVAL	RD-2	econdary Residential Dwell	Detached
CBNR2025-00246	03/12/2025	06/27/2025	107	203-0640-010-(	2029 MEADOW MIST CTELV	AR-1	econdary Residential Dwell	Detached
CBNR2025-01065	10/20/2025	02/05/2026	108	122-0560-021-(	7810 BECK CTSACRAMENT(	RD-5	econdary Residential Dwell	Detached
CBNR2024-00144	02/15/2024	06/03/2024	109	037-0323-009-(	4002 41 ST AVESACRAMEN	RD-10	econdary Residential Dwell	Detached
CBNR2025-00600	06/06/2025	09/23/2025	109	220-0032-079-(	5680 OAK HILL DRSACRAME	RD-2	econdary Residential Dwell	Detached
CBNR2025-00861	08/27/2025	12/15/2025	110	228-0550-003-(	5002 LORIJO WAYNORTH H	RD-10	econdary Residential Dwell	Detached
CBNR2025-00878	09/02/2025	12/22/2025	111	253-0051-009-(	8727 BAXTER WAYORANGE	RD-5/RD-4	econdary Residential Dwell	Detached
CBNR2025-01125	11/11/2025	03/02/2026	111	065-0380-026-(	7544 JOJOBA CTSACRAMEN	RD-5	econdary Residential Dwell	Detached
CBNR2025-00287	03/21/2025	07/11/2025	112	249-0182-003-(	8404 ASCOLANO AVEFAIR C	RD-3	econdary Residential Dwell	Detached
CBNR2025-00348	04/07/2025	07/31/2025	115	288-0321-025-(	1011 ENTRADA RDSACRAM	RD-3 (NPA)	econdary Residential Dwell	Detached
CBNR2025-01299	12/30/2025	04/24/2026	115	026-0124-009-(	5845 40TH STSACRAMENTO	RD-5	econdary Residential Dwell	Detached
CBNR2024-00353	04/05/2024	07/30/2024	116	128-0350-022-(	9564 STABLEGATE RDWILT(	AR-5	econdary Residential Dwell	Detached
CBNR2024-01206	11/18/2024	03/15/2025	117	200-0191-001-(	6822 LARCHMONT DRNORT	RD-5	econdary Residential Dwell	Detached
CBNR2025-00115	02/05/2025	06/04/2025	119	203-0563-007-(	3952 RUNNING BEAR WAYA	RD-5	econdary Residential Dwell	Detached
CBNR2025-00191	03/03/2025	06/30/2025	119	292-0040-020-(	898 1/2 SAN RAMON WAYSA	RD-3 (NPA)	econdary Residential Dwell	Detached
CBNR2025-00158	02/18/2025	06/18/2025	120	222-0320-054-(	7128 DIABLO OAK CTSACRA	RD-30	econdary Residential Dwell	Detached
CBNR2025-00569	05/29/2025	09/26/2025	120	228-0332-061-(	4409 ARROWOOD CTSACRA	RD-5	econdary Residential Dwell	Detached
MHCR2024-00035	11/14/2024	03/15/2025	121	208-0134-002-(	7102 32ND STNORTH HIGHL	AR-1	econdary Residential Dwell	Detached
CBNR2024-01192	11/13/2024	03/15/2025	122	122-0360-028-(	8245 Polo Crosse AVECA	AR-1	econdary Residential Dwell	Detached
CBNR2025-00187	02/28/2025	06/30/2025	122	232-0162-019-(	6915 PIN OAK CTFAIR OAKS	RD-5	econdary Residential Dwell	Detached
MHCR2024-00034	11/13/2024	03/15/2025	122	148-0063-012-(	10006 CHRISTYLYN WAYGA	AR-2	econdary Residential Dwell	Detached
CBNR2024-01189	11/12/2024	03/15/2025	123	037-0283-012-(	6323 VISTA AVESACRAMEN	RD-5	econdary Residential Dwell	Detached
CBNR2025-00773	08/01/2025	12/03/2025	124	253-0061-003-(	8825 PERSHING AVEORANG	RD-5	econdary Residential Dwell	Detached
CBNR2025-00789	08/07/2025	12/10/2025	125	230-0092-007-(	4948 HEMLOCK STSACRAM	RD-2	econdary Residential Dwell	Detached
CBNR2025-00209	03/06/2025	07/10/2025	126	230-0621-008-(	4910 SUMMERTREE CTSAC	RD-5	econdary Residential Dwell	Detached
CBNR2024-01182	11/08/2024	03/15/2025	127	254-0191-012-(	3459 POTTER LNSACRAMEI	RD-4	econdary Residential Dwell	Detached
CBNR2025-00570	05/29/2025	10/03/2025	127	253-0102-006-(	5625 BEECH AVEORANGEV/	RD-5	econdary Residential Dwell	Detached
CBNR2025-00451	05/02/2025	09/08/2025	129	202-0301-019-(	509 ELVERTA RDELVERTA, (	AR-2	econdary Residential Dwell	Detached

CBNR2025-00292	03/24/2025	08/01/2025	130	067-0290-033-(	4394 MCROBERTS DRMATH	SPA	econdary Residential Dwell	Detached
CBNR2025-00228	03/10/2025	07/23/2025	135	247-0023-010-(	4510 WOODFAIR WAYCARM	RD-5	econdary Residential Dwell	Detached
CBNR2025-00708	07/08/2025	11/20/2025	135	207-0080-058-(	805 O STRIO LINDA, CA 956	RD-5	econdary Residential Dwell	Detached
MHCR2024-00031	10/30/2024	03/15/2025	136	213-0211-019-(		RD-2	econdary Residential Dwell	Detached
CBNR2025-00319	03/28/2025	08/14/2025	139	074-0101-011-(	3838 WESTPORTER DR, UN	RD-10	econdary Residential Dwell	Detached
CBNR2024-01132	10/23/2024	03/15/2025	143	203-0460-004-(	7981 COOK RIOLO RDANTE	AR-2	econdary Residential Dwell	Detached
CBNR2024-01128	10/22/2024	03/15/2025	144	232-0144-002-(		RD-5	econdary Residential Dwell	Detached
CBNR2024-01209	11/18/2024	04/11/2025	144	152-0140-088-(	12978 WEST LNHERALD, CA	AG-20	econdary Residential Dwell	Detached
CBNR2024-01312	12/23/2024	05/16/2025	144	037-0215-004-(	4895 44TH AVESACRAMENT	RD-5	econdary Residential Dwell	Detached
CBNR2025-00304	03/13/2025	08/04/2025	144	126-0230-004-(	10919 GREEN RDWILTON, C	A-2	econdary Residential Dwell	Detached
CBNR2024-01235	11/27/2024	04/21/2025	145	294-0033-001-(	780 LILAC LNSACRAMENTO	RE-2 (NPA)	econdary Residential Dwell	Detached
CBNR2024-01300	12/20/2024	05/14/2025	145	278-0111-003-(	2122 KEITH WAYSACRAMEN	RD-5	econdary Residential Dwell	Detached
CBNR2025-00474	05/09/2025	10/01/2025	145	259-0370-035-(	8302 JUGLANS DRORANGE	RD-5	econdary Residential Dwell	Attached
CBNR2025-00024	01/09/2025	06/04/2025	146	227-0110-023-(	9050 CABALLERO DRORAN	AR-2	econdary Residential Dwell	Detached
CBNR2024-01116	10/21/2024	03/17/2025	147	278-0201-006-(	1915 WOODSTOCK WAYSA	RD-5	econdary Residential Dwell	Detached
CBNR2025-00626	06/16/2025	11/10/2025	147	259-0180-081-(	6839 ESCALLONIA DRORAN	RD-5	econdary Residential Dwell	Detached
CBNR2025-00568	05/29/2025	10/24/2025	148	256-0111-019-(	4899 FOSTER WAYCARMICH	RD-4 (NPA)	econdary Residential Dwell	Attached
CBNR2025-00159	02/19/2025	07/18/2025	149	253-0125-004-(	8702 JONNIE WAYFAIR OAK	RD-5	econdary Residential Dwell	Detached
MHCR2024-00029	10/16/2024	03/15/2025	150	148-1170-010-(	9929 RYANWOODS CTGALT	AR-2	econdary Residential Dwell	Detached
CBNR2025-00889	09/06/2025	02/06/2026	153	203-1370-006-(	7685 EAGLE POINT WAYAN	RD-1	econdary Residential Dwell	Detached
CBNR2024-01091	10/11/2024	03/15/2025	155	214-0242-001-(	6122 MAGDELINA STRIO LIN	RD-5	econdary Residential Dwell	Detached
MHCR2025-00009	02/25/2025	07/30/2025	155	126-0132-006-(	8659 DILLARD RDWILTON, C	A-5	econdary Residential Dwell	Detached
CBNR2024-01087	10/10/2024	03/15/2025	156	293-0163-008-(	443 hopkins RDSACRAMENT	RD-3	econdary Residential Dwell	Detached
CBNR2024-01078	10/08/2024	03/15/2025	158	261-0061-006-(	5754 HOFFMAN LNFAIR OAK	RD-2/RD-5	econdary Residential Dwell	Detached
CBNR2025-00481	05/09/2025	10/15/2025	159	219-0092-001-(	3711 BAINBRIDGE DRNORTI	RD-5	econdary Residential Dwell	Attached
CBNR2024-00227	03/07/2024	08/14/2024	160	260-0091-012-(	5950 SUTTER AVECARMICH	RD-5	econdary Residential Dwell	Detached
CBNR2024-01066	10/06/2024	03/15/2025	160	285-0062-015-(		RD-20	econdary Residential Dwell	Detached
CBNR2025-00928	09/16/2025	02/23/2026	160	281-0283-004-(	3750 RANDOM LNSACRAME	RD-2 (NPA)	econdary Residential Dwell	Detached
CBNR2023-01178	12/05/2023	05/15/2024	162	289-0391-011-(	1229 HOOTON CT ACARMIC	RD-4	econdary Residential Dwell	Detached
CBNR2025-00108	02/03/2025	07/16/2025	163	213-0241-021-(	9515 CENTRAL AVEORANGE	RD-2	econdary Residential Dwell	Detached
CBNR2024-01069	10/07/2024	03/20/2025	164	256-0320-039-(	4340 PASADENA AVESACRA	RD-4 (NPA)	econdary Residential Dwell	Detached
CBNR2025-01126	11/11/2025	04/27/2026	167	273-0132-027-(	6103 PALM DRCARMICHAEL	RD-2 (NPA)	econdary Residential Dwell	Detached
CBNR2024-01027	09/25/2024	03/15/2025	171	224-0263-031-(	8630 LA PAENDA WAYORAN	AR-2	econdary Residential Dwell	Attached
CBNR2024-01015	09/23/2024	03/15/2025	173	122-0480-019-(	8015 REDBAND PLSACRAM	AR-1	econdary Residential Dwell	Detached
CBNR2025-00840	08/21/2025	02/11/2026	174	289-0080-035-(	1629 COPENHAGEN WAYCA	RD-4	econdary Residential Dwell	Detached
CBNR2024-01009	09/20/2024	03/15/2025	176	037-0322-002-(	3926 41ST AVESACRAMENT	RD-10	econdary Residential Dwell	Detached
CBNR2024-00985	09/16/2024	03/15/2025	180	115-1190-114-(	8231 HARDESTER DRSACR	RD-7	econdary Residential Dwell	Detached
CBNR2024-01131	10/23/2024	04/22/2025	181	240-0521-006-(		RD-2	econdary Residential Dwell	Detached
CBNR2025-00498	05/13/2025	11/10/2025	181	258-0150-025-(	5622 WHITNEY AVECARMIC	RD-5	econdary Residential Dwell	Shelf Ready
CBNR2025-00193	03/03/2025	09/02/2025	183	220-0440-030-(	4629 WILLOWWARD CIRSA	RD-5	econdary Residential Dwell	Detached
CBNR2024-00968	09/12/2024	03/15/2025	184	206-0410-021-(	7414 MOLITOR CTRIO LINDA	RD-5	econdary Residential Dwell	Detached
CBNR2024-00971	09/12/2024	03/15/2025	184	200-0205-019-(	6726 MEDORA DRNORTH HI	RD-5	econdary Residential Dwell	Detached
CBNR2024-00957	09/10/2024	03/15/2025	186	292-0032-001-(	764 SANTA RITA WAYSACRA	RD-3 (NPA)	econdary Residential Dwell	Detached
CBNR2024-00952	09/07/2024	03/15/2025	189	246-0130-037-(	4414 KEWANEE STFAIR OAI	RD-2	econdary Residential Dwell	Detached
CBNR2023-01227	12/13/2023	06/20/2024	190	026-0061-005-(	5624 VISTA AVESACRAMEN	RD-5	econdary Residential Dwell	Detached
CBNR2024-00949	09/06/2024	03/15/2025	190	228-0242-014-(	3720 LENORE WAYNORTH H	RD-10	econdary Residential Dwell	Detached
CBNR2024-00950	09/06/2024	03/15/2025	190	257-0230-033-(	8673 ELM AVE, UNIT# AORA	AR-1	econdary Residential Dwell	Detached
CBNR2024-00942	09/05/2024	03/15/2025	191	122-0310-002-(	10244 CAVALLETTI DRSACR	AR-1	econdary Residential Dwell	Detached
CBNR2024-00939	09/04/2024	03/15/2025	192	067-0420-017-(	10736 WESTERLY DRMATHE	SPA	econdary Residential Dwell	Detached
MHCR2025-00003	01/30/2025	08/14/2025	196	152-0260-085-(	12080 BORDEN RDHERALD,	AR-5	econdary Residential Dwell	Detached
MHCR2023-00038	11/01/2023	05/22/2024	203	122-0160-005-(	8275 CarmencitaCA	AR-2	econdary Residential Dwell	Detached
CBNR2023-01177	12/05/2023	06/26/2024	204	289-0391-011-(	1231 HOOTON CT ACARMIC	RD-4	econdary Residential Dwell	Detached
CBNR2024-00889	08/21/2024	03/15/2025	206	203-0391-020-(	7943 DOMINION WAYELVER	RD-5	econdary Residential Dwell	Attached
CBNR2024-00888	08/20/2024	03/15/2025	207	235-0070-039-(		RD-2	econdary Residential Dwell	Attached
CBNR2024-00877	08/19/2024	03/15/2025	208	203-0650-008-(	2007 MEADOW WIND CTELV	AR-1	econdary Residential Dwell	Shelf Ready
CBNR2025-00162	02/19/2025	09/17/2025	210	242-0195-042-(	7863 MAGNOLIA AVEFAIR O	RD-5	econdary Residential Dwell	Detached
CBNR2025-00239	03/12/2025	10/08/2025	210	242-0470-012-(	7848 OLIVE STFAIR OAKS, C	RD-1	econdary Residential Dwell	Attached
CBNR2025-00329	03/31/2025	10/27/2025	210	273-0013-014-(	6119 STANLEY AVE, UNIT# A	RD-5 (NPA)	econdary Residential Dwell	Attached
CBNR2024-01170	11/05/2024	06/04/2025	211	248-0182-006-(	4826 SKYWAY DRFAIR OAKS	RD-5	econdary Residential Dwell	Detached
CBNR2025-00544	05/27/2025	12/26/2025	213	286-0070-016-(	3152 TRUSSEL WAYSACRAI	RD-20	econdary Residential Dwell	Detached
CBNR2024-00861	08/13/2024	03/15/2025	214	240-0353-003-(	4086 MELZENDA WAYSACR	RD-4	econdary Residential Dwell	Shelf Ready
CBNC2024-00287	11/03/2024	04/07/2025	155	246-0590-006-(	8780 BLUFF LNFAIR OAKS, C	RD-10 (PC)	A New Rowhouse/Townhouse	
CBNC2024-00103	04/16/2024	06/07/2024	52	278-0230-042-(	1830 BELL ST, UNIT# 18SAC	RD-30	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00169	06/21/2024	09/18/2024	89	272-0140-006-(	5413 MARCONI AVE, APT# 7	RD-40	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00170	06/21/2024	09/18/2024	89	272-0140-006-(	5413 MARCONI AVE, APT# 1	RD-40	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00157	06/13/2024	09/12/2024	91	254-0060-060-(	2929 EDISON AVE, APT# 41	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00158	06/13/2024	09/12/2024	91	254-0060-060-(	2929 EDISON AVE, APT# 74	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00159	06/13/2024	09/12/2024	91	254-0060-060-(	2929 EDISON AVE, APT# 85	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2025-00082	03/12/2025	07/17/2025	127	228-0042-032-(	5416 JACKSON STNORTH H	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2025-00083	03/12/2025	08/06/2025	147	228-0042-032-(	5416 JACKSON STNORTH H	RD-20	ew 3 or 4 unit Apartment & Condo	

CBNC2025-00084	03/12/2025	08/06/2025	147	228-0042-032-(	5416 JACKSON STNORTH H	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2025-00085	03/12/2025	08/06/2025	147	228-0042-032-(	5416 JACKSON STNORTH H	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2025-00263	09/18/2025	03/02/2026	165	294-0230-005-(	700 WOODSIDE LN E, NO# 1	RD-30	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00145	05/30/2024	03/15/2025	289	069-0650-001-(	12155 TRIBUTARY POINT DF	RD-25 (PC)	ew 3 or 4 unit Apartment & Condo	
CBNC2024-00109	04/22/2024	03/15/2025	327	075-0162-013-(	2903 NORCADE CIR, APT# 4	RD-20	ew 3 or 4 unit Apartment & Condo	
CBNC2025-00338	12/22/2025	12/22/2025	0	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2025-00339	12/22/2025	12/22/2025	0	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2024-00212	07/31/2024	09/10/2024	41	240-0062-051-(	4661 ORANGE GROVE AVE,	RD-30	5 or more units Apartment & Condo	
CBNC2024-00213	07/31/2024	09/10/2024	41	240-0062-051-(	4661 ORANGE GROVE AVE,	RD-30	5 or more units Apartment & Condo	
CBNC2024-00214	07/31/2024	09/10/2024	41	240-0062-051-(	4661 ORANGE GROVE AVE,	RD-30	5 or more units Apartment & Condo	
CBNC2024-00215	07/31/2024	09/10/2024	41	240-0062-051-(	4661 ORANGE GROVE AVE,	RD-30	5 or more units Apartment & Condo	
CBNC2025-00173	06/12/2025	07/25/2025	43	228-0300-027-(	4901 LITTLE OAK LN, BLDG	RD-20	5 or more units Apartment & Condo	
CBNC2024-00289	11/04/2024	12/20/2024	46	294-0180-005-(	2504 FAIR OAKS BLVD, APT	RD-30	5 or more units Apartment & Condo	
CBNC2025-00210	06/12/2025	07/28/2025	46	228-0300-027-(	4901 LITTLE OAK LN, BLDG	RD-20	5 or more units Apartment & Condo	
CBNC2024-00163	06/17/2024	08/23/2024	67	271-0180-030-(	2869 WESTWOOD LNCARM	RD-30	5 or more units Apartment & Condo	
CBNC2024-00164	06/17/2024	08/23/2024	67	271-0180-030-(	2869 WESTWOOD LNCARM	RD-30	5 or more units Apartment & Condo	
CBNC2026-00055	12/30/2025	03/17/2026	77	043-0220-006-(	6620 SUNNYSLOPE DR, NO	SC	5 or more units Apartment & Condo	
CBNC2024-00156	06/13/2024	09/12/2024	91	254-0060-060-(	2929 EDISON AVE, APT# 2S	RD-20	5 or more units Apartment & Condo	
CBNC2025-00234	08/15/2025	11/18/2025	95	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2025-00235	08/15/2025	11/18/2025	95	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2025-00236	08/15/2025	11/18/2025	95	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2024-00037	02/09/2024	06/12/2024	124	230-0340-033-(	5400 AUBURN BLVD, NO# 10	LC	5 or more units Apartment & Condo	
CBNC2026-00002	09/16/2025	01/23/2026	129	037-0181-009-(	6201 MARTIN LUTHER KING	RD-30	5 or more units Apartment & Condo	
CBNC2023-00367	12/08/2023	05/10/2024	154	051-0030-001-(	7243 POWER INN RDSACRA	SPA	5 or more units Apartment & Condo	
CBNC2024-00271	10/04/2024	03/15/2025	162	268-0280-015-(	2740 ELVYRA WAYSACRAM	RD-30	5 or more units Apartment & Condo	
CBNC2025-00294	10/29/2025	04/15/2026	168	272-0190-048-(	5600 MARCONI AVE, APT# 1	RD-40/RD-5	5 or more units Apartment & Condo	
CBNC2025-00171	06/12/2025	12/22/2025	193	122-0790-020-(	9750 GERBER RDSACRAME	RD-20	5 or more units Apartment & Condo	
CBNC2025-00218	08/01/2025	02/10/2026	193	294-0022-022-(	817 FULTON AVESACRAMEN	RD-30	5 or more units Apartment & Condo	
CBNC2024-00232	08/22/2024	03/15/2025	205	043-0230-021-(	7110 BACCHINI AVESACRAM	SPA	5 or more units Apartment & Condo	
CBNC2024-00231	08/20/2024	03/27/2025	219	042-0012-025-(	5510 SKY PKWYSACRAMEN	RD-30	5 or more units Apartment & Condo	
CBNC2024-00023	01/18/2024	09/11/2024	237	244-0110-019-(	10800 FAIR OAKS BLVD, AP	RD-30	5 or more units Apartment & Condo	
CBNC2024-00176	06/28/2024	03/17/2025	262	261-0210-019-(	8789 GREENBACK LNORAN	SPA	5 or more units Apartment & Condo	
CBNC2024-00091	04/03/2024	03/15/2025	346	228-0450-003-(	4909 DATE AVESACRAMENT	RD-30	5 or more units Apartment & Condo	
MHCR2026-00001	01/05/2026	01/06/2026	1	157-0240-006-(	193 OXBOW MARINA DRISL	RM-2 (PD)	106 New Mobile Homes	No
MHCR2024-00018	08/26/2024	09/14/2024	19	157-0240-062-(	124 OXBOW MARINA DRISL	RM-2 (PD)	106 New Mobile Homes	No
MHCR2024-00025	09/10/2024	10/18/2024	38	157-0240-022-(	164 OXBOW MARINA DRISL	RM-2 (PD)	106 New Mobile Homes	No
MHCR2024-00026	09/10/2024	10/22/2024	42	157-0240-045-(	141 OXBOW MARINA DRISL	RM-2 (PD)	106 New Mobile Homes	No
MHCR2025-00032	08/24/2025	10/17/2025	54	128-0360-001-(	8456 BERRY RDWILTON, CA	A-5	106 New Mobile Homes	Detached
MHCR2025-00041	10/14/2025	12/16/2025	63	292-0200-089-(	4106 ELDERBERRY LNSACR	RD-1	106 New Mobile Homes	Detached
MHCR2025-00052	11/26/2025	01/28/2026	63	126-0380-011-(	12231 OVERLAND WAYWILT	A-5	106 New Mobile Homes	No
MHCR2026-00002	01/13/2026	04/01/2026	78	063-0150-005-(	6250 EXCELSIOR RDSACRA	AG-160 (SM)	106 New Mobile Homes	Detached
MHCR2025-00027	07/19/2025	10/29/2025	102	134-0333-021-(	11268 GAY RDWILTON, CA 9	A-5	106 New Mobile Homes	No
MHCR2025-00015	04/10/2025	08/12/2025	124	039-0052-017-(	6524 46TH STSACRAMENTO	RD-10	106 New Mobile Homes	Detached
MHCR2025-00018	05/15/2025	09/17/2025	125	065-0150-006-(	8676 BEAUXART CIRSACRA	RM-2 (PD)	106 New Mobile Homes	No
MHCR2025-00051	11/24/2025	04/09/2026	136	148-0180-096-(	14100 SARGENT AVEGALT,	AR-2	106 New Mobile Homes	No
MHCR2024-00030	10/23/2024	03/15/2025	143	138-0240-047-(	11760 BRAUER LNWILTON,	A-5	106 New Mobile Homes	Detached
MHCR2025-00049	11/19/2025	04/21/2026	153	214-0062-034-(	730 K STRIO LINDA, CA 956	RD-5	106 New Mobile Homes	Detached
MHCR2024-00028	10/01/2024	03/15/2025	165	134-0143-031-(	9671 SHERMAN LNWILTON,	A-2	106 New Mobile Homes	No
MHCR2024-00027	09/24/2024	03/15/2025	172	128-0360-003-(	13230 APPLE RDWILTON, CA	A-5	106 New Mobile Homes	No
MHCR2024-00024	09/23/2024	03/15/2025	173	249-0142-023-(	8368 MADISON AVEFAIR OA	RD-3	106 New Mobile Homes	Detached
MHCR2024-00021	08/30/2024	03/15/2025	197	138-0054-023-(	11976 ARNO RDWILTON, CA	AG-20	106 New Mobile Homes	No
MHCR2024-00020	08/27/2024	03/15/2025	200	132-0222-010-(	11470 FRANKLIN BLVDELK (	AG-80	106 New Mobile Homes	No
MHCR2024-00033	11/05/2024	05/28/2025	204	152-0120-048-(	13637 BENNETT RDHERALD	A-10	106 New Mobile Homes	No
MHCR2025-00021	06/05/2025	01/14/2026	223	202-0010-026-(	420 LOS GARCIAS LNELVEF	AR-10	106 New Mobile Homes	No
MHCR2023-00033	09/25/2023	05/29/2024	247	051-0062-028-(	7266 REESE RDSACRAMEN	SPA	106 New Mobile Homes	No
MHCR2024-00014	06/20/2024	03/15/2025	268	138-0240-047-(	11766 BRAUER LNWILTON,	A-5	106 New Mobile Homes	No
MHCR2024-00007	04/22/2024	03/15/2025	327	126-0131-010-(	12722 QUINCE LNWILTON, (	A-5	106 New Mobile Homes	No
MHCR2025-00008	02/25/2025	02/17/2026	357	065-0140-005-(	8586 CALAIS CIRSACRAMEN	RM-2 (PD)	106 New Mobile Homes	No
			61					

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 9

ORDINANCE NO. SZC 2026-0004

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY TO AMEND CHAPTER 1, OF THE ZONING CODE PERTAINING TO BY RIGHT DEVELOPMENT OF LOW INCOME MULTIFAMILY DEVELOPMENT

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Chapter 1 of the Zoning Code of Sacramento County is hereby amended to revise various provisions as described in Exhibit A-1. A clean version of this document is provided as Exhibit A-2.

SECTION 2: The Board of Supervisors of the County of Sacramento does hereby find the following;

1. The request is consistent with the objectives and policies of the General Plan;
2. The request is consistent with Housing Element Program A2;
3. The request is consistent with California Government Code section 65583;

SECTION 3: Staff is directed to make all necessary administrative changes to implement this amendment, including, but not limited to: correcting page, table, and image breaks; updating pagination and page references; correcting minor grammatical or other typographical errors; finalizing the documents; and updating the Zoning Code User Guide, application forms, and webpages.

SECTION 4: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and, before expiration of

15 days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Hume, seconded by Supervisor Desmond, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 24th day of February 2026, by the following vote, to wit:

AYES: Supervisors Serna, Kennedy, Desmond, Hume, Rodriguez

NOES: None

ABSENT: None

ABSTAIN: None

RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.)

Rosario Rodriguez

Chair of the Board of Supervisors
of Sacramento County, California

FILED
BOARD OF SUPERVISORS
FEB 24 2026
BY
Clerk of the Board

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on Feb 24, 2026
By: James Cornett
Deputy Clerk, Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

EXHIBIT A-1

PLNP2025-00035 – ZONING CODE AMENDMENT TO UPDATE CHAPTER 1 OF THE ZONING CODE, STRIKETHROUGH VERSION

Insert Zoning Code Amendments – Strikethrough (Board Letter Attachment 5)

EXHIBIT A-2

PLNP2025-00035 – ZONING CODE AMENDMENT TO UPDATE CHAPTER 1 OF THE ZONING CODE, CLEAN VERSION

Insert Zoning Code Amendments – Clean (Board Letter Attachment 6)

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 10

David Villanueva
County Executive

Dave Defanti
Deputy County Executive
Community Services Agency

Troy Givans, Director
Community Development Department

Claudia Wade, Chief of County Engineering Division
Community Development Department

County of Sacramento

EXHIBIT A

Residential Development Impact Fee Deferral Program Guidelines

Implementing Senate Bill 937

1. These Residential Development Impact Fee Deferral Program Implementation Guidelines (Guidelines) shall apply to all residential development projects for which the County of Sacramento (County) imposes development impact fees pursuant to various plan area fee programs set forth in Title 16 of the Sacramento County Code (SCC). These Guidelines shall also apply to mixed use projects with a residential component and for which a fee deferral application has been received.

2. The following impact fees are eligible for deferral with the Residential Impact Fee Deferral Program:
   a. Antelope Public Facilities Financing Plan Area (SCC 16.80)
   b. Nort Vineyard Station Specific Plan Area (SCC 16.81)
   c. Vineyard Public Facilities Financing Plan Area (SCC 16.83)
   d. Florin Vineyard Community Plan Area (SCC 16.85)
   e. Library Facilities (SCC16.160)
   f. Sacramento County Transportation Development Fee and Transit Impact Fee (SCC 16.87)
   g. Sacramento Countywide transportation Mitigation Fee Program (SCC 16.91)

3. Except as otherwise provided in these Guidelines, a development impact fee deferral agreement in substantially the form attached hereto and incorporated herein as Exhibit A shall be required to defer any County-imposed development impact fees described in SCC Title 16. A maximum of 25 units shall be permitted per application.

4. The County must have received a written application for deferral as described in SCC chapters 16.120 or 16.95, as applicable, in order to process a development impact fee deferral under these Guidelines.

5. A non-refundable administrative fee shall be paid at the time of application of the fee deferral in accordance with applicable codes and relevant Board Resolutions.

6. Consistent with Government Code Section 66007(c)(1)(A)(iii), the deferral shall not apply if

construction of the residential development does not begin within 5 years of the date of building permit issuance.

7. For qualified residential projects, as such term is defined in SCC section 16.100.040, the following shall apply:
    a. Development impact fees shall be paid prior to issuance of a Certificate of Occupancy (CO) or temporary Certificate of Occupancy (TCO), whichever occurs first. For a building or structure that does not receive a CO or TCO, development impact fees must be paid at the time the property owner or their authorized representative schedules a final inspection and before the County's Building Permits and Inspection (BPI) staff signs the relevant building permit after the building or structure passes final inspection. No CO or TCO shall be issued, and no such building permits shall be signed, until all applicable development impact fees are paid.
    b. The amount of development impact fees to be paid shall be calculated in accordance with applicable plan area Fee Program Ordinances contained in SCC Title 16 (Fee Program Ordinances) and fee schedules approved by the County Board of Supervisors (County Board), and shall be no greater than the amount that would have been paid had the development impact fees been paid at building permit issuance

8. For all other residential development projects that do not meet the definition of a qualified residential project described in section 5 above, the following shall apply:
    a. Development impact fees shall be paid prior to the issuance of the CO or TCO, whichever occurs first. For a building or structure that does not receive a CO or a TCO, development impact fees must be paid at the time the property owner or their authorized representative schedules a final inspection and before the County's BPI staff signs the relevant building permit after the building or structure passes final inspection. No CO or TCO shall be issued, and no such building permits shall be signed, until all applicable development impact fees are paid.
    b. The amount of development impact fees to be paid shall be calculated in accordance with applicable Fee Program Ordinances contained in SCC Title 16 (Fee Program Ordinances), fee schedules approved by the County Board, and any applicable index adjustments authorized by the Fee Program Ordinances at the time of payment of impact fees.
    c. The property owner shall execute a fee deferral agreement with the County prior to building permit issuance.

9. For mixed use developments, as such term is defined in SCC section 16.95.030, the following shall apply:
    a. The development impact fees associated with the non-residential components of the mixed use development may be paid at the same time the development impact fees associated with the residential components of said development are paid pursuant to section 5 or 6 above, as applicable.
    b. The amount of development impact fees to be paid shall be calculated in accordance with the applicable Fee Program Ordinances, fee schedules adopted by the County Board, and any applicable index adjustments authorized by the Fee Program Ordinances at the time of building permit issuance.

c. The property owner shall execute a fee deferral agreement with the County prior to building permit issuance.

10. These Guidelines shall not preclude the Deputy County Executive for Community Services or their designees from further extending the timelines by which development impact fees are paid consistent with any other programs, policies, guidelines, or procedures adopted by the County Board.

11. Nothing herein shall preclude a property owner from paying any applicable development impact fee prior to the times set forth in these Guidelines.

12. The County shall not accept any partial payments of deferred fees, or payments for only a portion of development impact fees due for the subject building permit. The County requires full payment of all applicable development impact fees for the unit(s) covered under the subject building permit.

Attachment A

AGREEMENT TO DEFER THE PAYMENT OF DEVELOPMENT IMPACT FEES

AGREEMENT TO DEFER THE PAYMENT OF DEVELOPMENT IMPACT FEES

Instructions:

1) *Please reach out to County staff to ensure a proper and accurate fee calculation before completing this form. Questions may be addressed to the Fee Deferral Program Administrator, (916) 874-7037 or feedeferraladmin@saccounty.gov*
2) *Attach a copy of the real property's legal description.*
3) *The property owner must execute this Agreement and have their signature notarized. If there are multiple owners, all owners must sign.*
4) *Take the completed, signed, and notarized form to the Technical Resources Division (Technical Resources), 827 7th Street, First Floor for submittal and processing. Technical Resources will verify that the form is complete, accept associated payments, issue relevant permits, and retain the original form*
5) *A copy of the form will be forwarded to the address provided by you on page 2 below following execution by the County..*

AGREEMENT

With regard to the development impact fees listed below ("Fees") for residential projects (and/or mixed use projects that have residential components and for which a deferral of the payment of development impact fees has been applied for and approved, as applicable) that are otherwise due at building permit issuance , the County of Sacramento ("County") hereby defers such fees and the undersigned PROPERTY OWNER does hereby agree to pay the outstanding Fee balance listed below in accordance with the terms of this Agreement.

AFFECTED PROPERTY

PROPERTY OWNER holds fee title to the following real property located in the unincorporated area of the County of Sacramento and consisting of one or more parcels for which development impact fees are to be deferred.

Subdivision Name / Recorded Map Book and Page:

Subdivision Lot(s):

Assessor's Parcel Number:

Legal Description:

(if attached as an exhibit, the legal description is attached hereto and incorporated herein by reference)

Permit or Record Number(s):

Street Address:

FEES PAID AND AMOUNT DEFERRED

The below-listed Fees, excluding administrative components, shall be deferred as authorized by this Agreement:

☐ County – Antelope Public Facilities Financing Plan Area Fees (SCC 16.80) $_____

☐ County – North Vineyard Station Specific Plan Area Fees (SCC 16.81) $_____

☐ County – Vineyard Public Facilities Plan Area Fees(SCC 16.83) $_____

☐ County – Florin Vineyard Community Plan Area Fees(SCC 16.85) $_____

☐ County – Fire Facilities Fees (SCC 16.150) $ _____

☐

☐

☐

County – Park Facilities (SCC 16.155)	$ _____
County – Library Facilities (SCC 16.160)	$ _____
County – Transportation and Transit Development Fees (SCC 16.87)	$ _____
Total Fees Due:	$_____

TERMS AND TIMING OF PAYMENT

The Fees set forth above are due and payable to the County prior to the issuance of the Certificate of Occupancy ("CO") or temporary Certificate of Occupancy ("TCO"), whichever occurs first. For buildings or structures that do not receive a CO or TCO, the Fees must be paid at the time the property owner or their authorized representative schedules a final inspection and before the County's Building Permits and Inspection staff signs the relevant building permit after the buildings or structures pass final inspection. .

Failure to pay the Fees as required above may result in an administrative hold on subsequent building permits requested by the property owner on the property subject to this Agreement AND ANY OTHER PROPERTY for which the property owner is seeking a building permit. Sale by the property owner of the property without fulfillment of payment under this Agreement shall not relieve the below-named property owner of the obligation to pay.

Accela Case Number(s):

_____

NOTICES

Any notice, demand, request, consent, or approval that either party hereto may or is required to give the other pursuant to this Agreement shall be in writing and shall be either personally delivered or sent by mail or e-mail, addressed as follows:

Property Owner(s): _____

_____

_____

_____

County: Fee Deferral Program Administrator
County of Sacramento, County Engineering, Site Improvement Permit Section
827 7th Street, Room 101
Sacramento, CA 95814
dssgeneralinfovm@saccounty.gov

Either party may change the address or e-mail address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

EXECUTION BY GOVERNMENT AGENCY:

County of Sacramento,
a political subdivision of the State of California

By_____

Dave Defanti, Deputy County
Executive County of Sacramento

Template has been approved as to
form by County Counsel.

EXECUTION BY PROPERTY OWNER(S):
Mailing Address for Notices to Legal Owner(s):

Owner(s) Name(s): _____

Street or P.O. Box: _____

City, State, Zip Code: _____

The undersigned is/are the legal owner(s) of the property indicated above and acknowledge(s) responsibility to pay to the outstanding fee balance indicated above according to the terms for payment noted herein.

Legal Owner Signature(s) – ***Each property owner signature MUST be notarized.***

(Signature)	(Printed name/Title)	(Date)
(Signature)	(Printed name/Title)	(Date)
(Signature)	(Printed name/Title)	(Date)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

Appendix 7: Additional Information and Supporting Documentation, Attachments
ATT 11

ATTACHMENT 1

Sacramento County Housing Trust Fund

Annual Report

for

January 1, 2023 to December 31, 2023

Sacramento Housing and Redevelopment Agency

June 2024

HOUSING TRUST FUND ANNUAL REPORT FOR 2023

The County Housing Trust Fund (HTF) ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. The fee-generated revenue is used to develop affordable housing units with the goal of increasing the supply available for lower income workers. SHRA administers these funds on behalf of the County of Sacramento (County).

The County's HTF benefits very low-income households who earn up to 50 percent of the County median income. The jobs/housing linkage requires that housing projects funded with HTF be occupied by persons in the labor force.

Pursuant to the Mitigation Fee Act (Government Code §66000 et. seq.), this report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2023.

Current Fee Schedule

Building Use	Fee Per Square Foot
Office	$3.15
Hotel	$3.15
Research & Development	$2.10
Commercial	$2.10
Manufacturing	$1.05
Warehouse	$1.05

The following County Housing Trust Fund Financial Information tables provide financial information for the fund in 2023, including:

- beginning and ending balance
- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for projects and operations
- amount budgeted, but not expended, for projects
- balance available for new projects

2023 County Housing Trust Fund Financial Information

Beginning Balance
$2,504,498

Income	
Fees Collected	$1,386,637
Interest	$184,970
Loan Repayment/Adjustments	$5,082,690
Total Income	**$6,654,297**

Balance and Total Income
$9,158,795

Expense	
Projects	$0
Operations	$45,640
Total Expense	**$45,640**

Ending Balance	
Remaining Project Balances (committed)	$5,681,674
Balance Available for Projects (uncommitted)	$3,431,481
Ending Balance	**$9,113,155**

The interest earnings include both interest earned from the investment pool and interest earned from the interest portion of Housing Trust Fund loan repayments.

The 2023 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

2023 County Housing Trust Fund Expenditures

Project	Address	HTF Units	Total Units	Total HTF Budgeted	2023 HTF Expenditure	Remaining Balance	Loan Maturity Date
Cornerstone South	4550 LeDonne	3	60	$816,000	$0	$431,674	2/1/2079
San Juan	5700 Stockton Blvd.	21	113	$5,250,000	$0	$5,250,000	6/1/2079
TOTAL		**24**	**173**	**$6,066,000**	**$0**	**$5,681,674**	

County Housing Trust Fund January – May 2024 Commitments

Project	Address	Total Units	Amount Committed	Date Committed
Terracina at Wildhawk	9756 Gerber Road	145	$1,100,000	4/9/2024
TOTAL		**145**	**$1,100,000**	

1991- 2023 County Housing Trust Fund Income Report

Year	Fees	Interest	Income/Adjustments	Total Income
1991-1993	$ 4,337,485	$ 587,152	$ -	$ 4,924,637
1994	$ 774,285	$ 159,238	$ -	$ 933,523
1995	$ 1,508,924	$ 130,937	$ 9,840	$ 1,649,701
1996	$ 1,051,242	$ 167,955	$ 14,500	$ 1,233,697
1997	$ 1,894,423	$ 204,847	$ 25,043	$ 2,124,313
1998	$ 2,636,297	$ 154,380	$ 534,170	$ 3,324,847
1999	$ 1,065,536	$ 323,039	$ 108,612	$ 1,497,187
2000	$ 2,164,212	$ 420,805	$ 118,073	$ 2,703,090
2001	$ 2,334,409	$ 519,351	$ 429,323	$ 3,283,083
2002	$ 1,177,864	$ 327,057	$ 70,023	$ 1,574,943
2003	$ 1,238,436	$ 286,061	$ 79,224	$ 1,603,721
2004	$ 1,076,037	$ 283,381	$ 830,788	$ 2,190,206
2005	$ 1,394,429	$ 108,026	$ 49,510	$ 1,551,965
2006	$ 731,093	$ 409,360	$ 66,279	$ 1,206,732
2007	$ 744,941	$ 492,043	$ 81,824	$ 1,318,808
2008	$ 797,206	$ 388,626	$ 121,439	$ 1,307,272
2009	$ 218,366	$ 248,569	$ 140,425	$ 607,360
2010	$ 67,427	$ 235,588	$ 193,611	$ 496,626
2011	$ 118,195	$ 287,400	$ 206,869	$ 612,464
2012	$ 243,621	$ 278,580	$ 210,414	$ 732,616
2013	$ 350,148	$ 483,884	$ 718,437	$ 1,552,468
2014	$ 354,655	$ 904,552	$ 1,609,790	$ 2,868,997
2015	$ 451,431	$ 36,608	$ 2,456,386	$ 2,944,424
2016	$ 393,295	$ 46,291	$ 1,399,838	$ 1,839,424
2017	$ 176,982	$ 42,524	$ 1,019,684	$ 1,239,190
2018	$ 230,559	$ 20,401	$ 116,351	$ 367,311
2019	$ 294,174	$ 2,825	$ 109,771	$ 406,770
2020	$ 940,357	$ 7,164	$ 131,327	$ 1,078,848
2021	$ 768,775	$ 8,410	$ 104,182	$ 881,366
2022	$ 610,254	$ 69,669	$ 196,256	$ 876,179
2023	$ 1,386,637	$ 184, 970	$ 5,082,690	$ 6,654,297
TOTAL	**$ 31,531,694**	**$ 7,819,694**	**$ 16,234,677**	**$ 55,586,065**

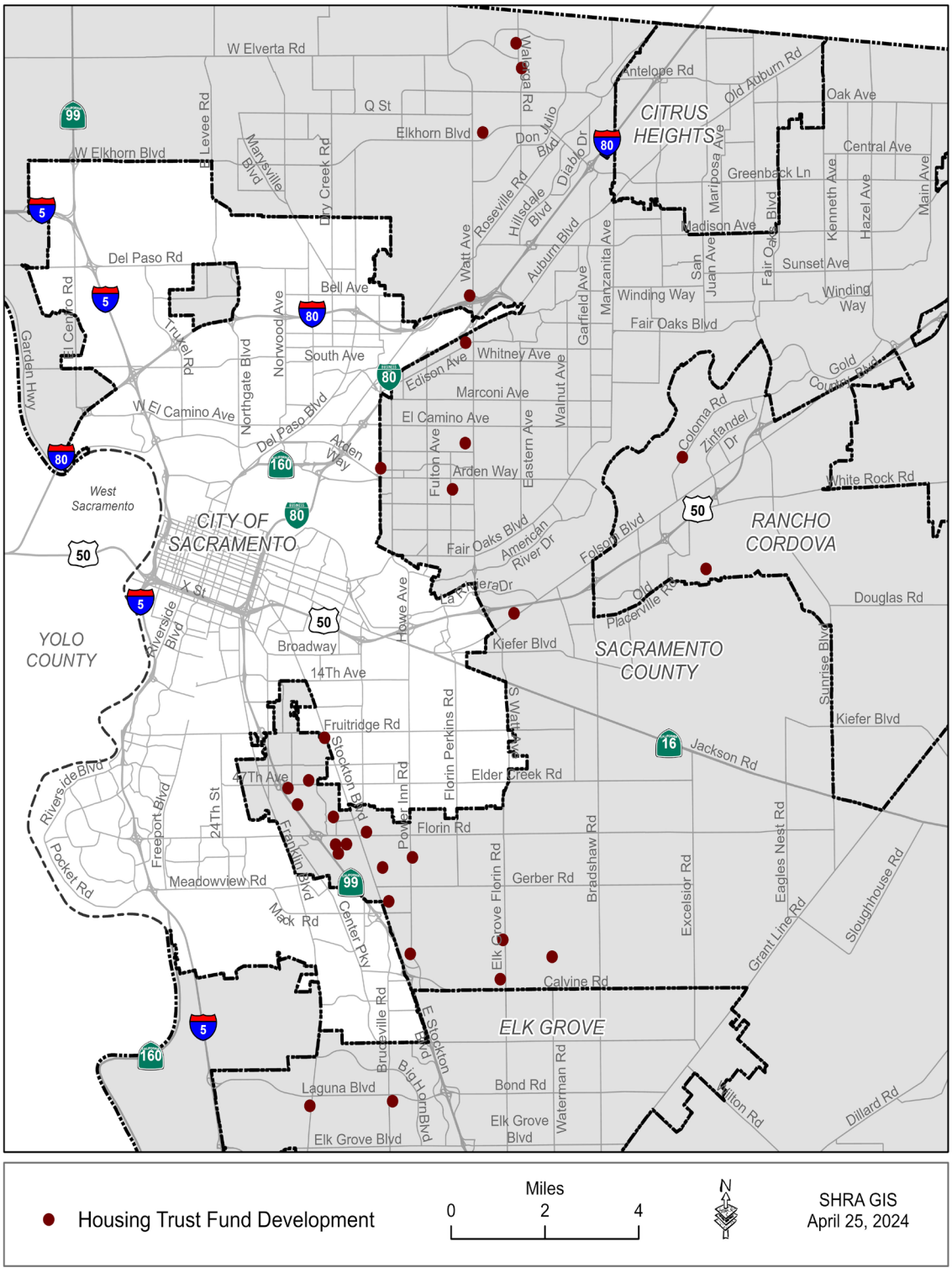
The County Housing Trust Fund Developments table identifies all properties which received Housing Trust Funds and the total number of units produced. The location of each of the Housing Trust Fund Expenditures are detailed in the table below, followed by a map of the development locations.

County Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	Acacia Meadows Apartments	140
Completed	Anton Arcade	148
Completed	Arbor Creek Family Apartments	102
Completed	Arlington Creek Apartments	148
Completed	Asbury Place	104
Completed	Auberry Park	112
Completed	Churchill Downs Apartments	204
Completed	Colonia San Martin	60
Completed	Cordova Meadows Apartments/Park Meadows	183
Completed	Cornerstone South	60
Completed	Courtyard Inn	92
Completed	Crossroads Gardens	70
Completed	Danbury Park	140
Completed	Ethan Terrace	92
Completed	Fleming Phase II	15
Completed	Fleming Place	30
Completed	Greenway Village	54
Completed	Los Robles (Sky Parkway)	80
Completed	Mather Transitional Housing (Phase II)	273
Completed	Morse Glen Estates (Lerwick)	50
Completed	Norden Terrace Apartments	204
Completed	Olivewood Apartments	68
Completed	Pacific Rim/Sunnyslope	31
Completed	Sac Veterans Resource Center	32
Completed	Saybrook	61
Completed	Southwind Court	88
Completed	Terracina Laguna	136
Completed	Terracina Vineyard	64
Completed	Village Crossings Apartments	196
Completed	**TOTAL UNITS**	**3,037**

Parties interested in receiving notices of meetings at which this report is heard may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date on which they are filed. Renewal requests for mailed notices should be made on or before April 1st of each year.

Housing Trust Fund Expenditures



ATTACHMENT 1

Sacramento County Housing Trust Fund

Annual Report

for

January 1, 2024 to December 31, 2024

Sacramento Housing and Redevelopment Agency

May 2025

HOUSING TRUST FUND ANNUAL REPORT FOR 2024

The County Housing Trust Fund (HTF) ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. The fee-generated revenue is used to develop affordable housing units with the goal of increasing the supply available for lower income workers. SHRA administers these funds on behalf of the County of Sacramento (County).

The County's HTF benefits low-income households who earn up to 80 percent of the County median income. The jobs/housing linkage requires that housing projects funded with HTF be occupied by persons in the labor force.

This report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2024.

Current Fee Schedule

Building Use	Fee Per Square Foot
Office	$3.26
Hotel	$3.26
Research & Development	$2.17
Commercial	$2.17
Manufacturing	$1.08
Warehouse	$1.08

The following County Housing Trust Fund Financial Information tables provide financial information for the fund in 2024, including:

- beginning and ending balance
- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for projects and operations
- amount budgeted, but not expended, for projects
- balance available for new projects

2024 County Housing Trust Fund Financial Information

Beginning Balance
$9,113,155

Income	
Fees Collected	$1,605,084
Interest	$218,451
Loan Repayment	$1,014,554
Total Income	**$2,838,089**

Balance and Total Income
$11,951,244

Expense	
Operations	$469,781
Projects	$5,124,444
Total Expense	**$5,594,225**

Ending Balance	
Remaining Project Balances (committed)	$5,157,230
Balance Available for Projects (uncommitted)	$1,199,789
Ending Balance	**$6,357,019**

The interest earnings include both interest earned from the investment pool and interest earned from the interest portion of Housing Trust Fund loan repayments.

The 2024 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

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Cornerstone South	4550 LeDonne	3	60	$816,000	$431,674	$0	2/1/2079
San Juan	5700 Stockton Blvd.	21	113	$5,250,000	$2,559,304	$2,690,696	6/1/2079
Terracina at Wildhawk	9756 Gerber Road	18	145	$4,600,000	$2,133,466	$2,466,534	12/1/2064
TOTAL		**42**	**318**	**$10,666,000**	**$5,124,444**	**$5,157,230**	

1991- 2024 County Housing Trust Fund Income Report

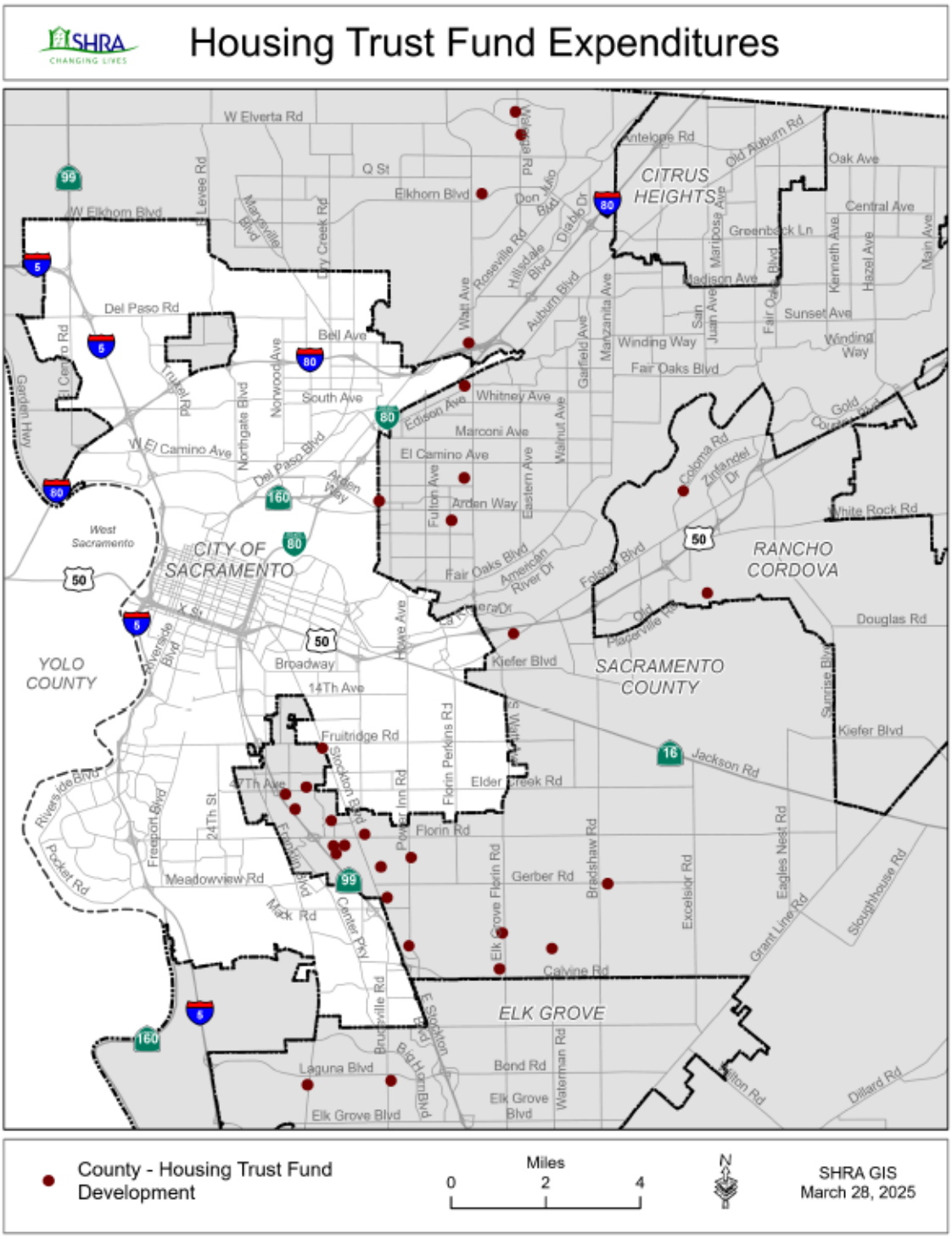
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2021	$ 768,775	$ 8,410	$ 104,182	$ 881,366
2022	$ 610,254	$ 69,669	$ 196,256	$ 876,179
2023	$ 1,386,637	$ 184, 970	$ 5,082,690	$ 6,654,297
2024	$ 1,605,084	$ 218,451	$ 1,014,554	$ 2,838,089
TOTAL	**$ 33,136,778**	**$ 8,038,145**	**$ 17,249,231**	**$ 58,424,154**

The County Housing Trust Fund Developments table identifies all properties which received Housing Trust Funds and the total number of units produced. The location of each of the Housing Trust Fund Expenditures are detailed in the table below, followed by a map of the development locations.

County Housing Trust Fund Developments

Project Status	Project Name	Total Units
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Completed	Auberry Park	112
Completed	Churchill Downs Apartments	204
Completed	Colonia San Martin	60
Completed	Cordova Meadows Apartments/Park Meadows	183
Completed	Cornerstone South	60
Completed	Courtyard Inn	92
Completed	Crossroads Gardens	70
Completed	Danbury Park	140
Completed	Ethan Terrace	92
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Completed	Fleming Place	30
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Completed	**TOTAL UNITS**	**3,037**

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SHRA
CHANGING LIVES
Housing Trust Fund Expenditures
CITRUS HEIGHTS
CITY OF SACRAMENTO
RANCHO CORDOVA
SACRAMENTO COUNTY
YOLO COUNTY
ELK GROVE
West Sacramento
W Elverta Rd
Elkhorn Blvd
W Elkhorn Blvd
Del Paso Rd
Bell Ave
South Ave
W El Camino Ave
El Camino Ave
Marconi Ave
Whitney Ave
Arden Way
Fair Oaks Blvd
Winding Way
Sunset Ave
Madison Ave
Greenback Ln
Oak Ave
Central Ave
Antelope Rd
Old Auburn Rd
White Rock Rd
Douglas Rd
Kiefer Blvd
Jackson Rd
Elder Creek Rd
Florin Rd
Gerber Rd
Calvine Rd
Laguna Blvd
Elk Grove Blvd
Bond Rd
Broadway
14Th Ave
Fruitridge Rd
Meadowview Rd
Mack Rd
Pocket Rd
Dillard Rd
Grant Line Rd
Sloughhouse Rd
Eagles Nest Rd
Excelsior Rd
Bradshaw Rd
Florin Perkins Rd
Power Inn Rd
Franklin Blvd
Center Pkwy
Riverside Blvd
Freeport Blvd
24Th St
Stockton Blvd
Howe Ave
Watt Ave
Roseville Rd
Hillsdale Blvd
Auburn Blvd
Garfield Ave
Manzanita Ave
Walnut Ave
Eastern Ave
Fulton Ave
Edison Ave
Norwood Ave
Northgate Blvd
Truxel Rd
Arden Way
Fair Oaks Blvd
American River Dr
Folsom Blvd
Coloma Rd
Zinfandel Dr
Gold Country Blvd
Kenneth Ave
Hazel Ave
Main Ave
Sunrise Blvd
Waterman Rd
Elk Grove Florin Rd
Bruceville Rd
E Stockton Blvd
Big Horn Blvd
Elk Grove Blvd
Milton Rd
Old Placerville Rd
Del Paso Blvd
Garden Hwy
Levee Rd
Dry Creek Rd
Marysville Blvd
Don Julio Blvd
Diablo Dr
Mariposa Ave
San Juan Ave
Fair Oaks Blvd
Winding Way
Whitney Ave
Arden Way
Fruitridge Rd
Elder Creek Rd
Florin Rd
Gerber Rd
Calvine Rd
Bond Rd
Elk Grove Blvd
Douglas Rd
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Dry Creek Rd
Marysville Blvd
Don Julio Blvd
Diablo Dr
Mariposa Ave
San Juan Ave
Fair Oaks Blvd
Winding Way
Whitney Ave
Arden Way
99
5
80
50
160
16
County - Housing Trust Fund Development
Miles
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2
4
N
SHRA GIS
March 28, 2025

ATTACHMENT 1

Sacramento County Housing Trust Fund Ordinance

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

HOUSING TRUST FUND ANNUAL REPORT FOR 2025

The County Housing Trust Fund (HTF) ordinance was adopted in 1990 to raise local financing for affordable housing near employment centers. Fees on non-residential developments generate revenue based on an economic nexus analysis. The analysis determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. The fee-generated revenue is used to develop affordable housing units with the goal of increasing the supply available for lower income workers. SHRA administers these funds on behalf of the County of Sacramento (County).

The County's HTF benefits low-income households who earn up to 80 percent of the County median income. The jobs/housing linkage requires that housing projects funded with HTF be occupied by persons in the labor force.

This report provides the public with information on revenue and production generated by the County Housing Trust Fund for calendar year 2025.

Current Fee Schedule

Building Use	Fee Per Square Foot
Office	$3.29
Hotel	$3.29
Research & Development	$2.19
Commercial	$2.19
Manufacturing	$1.09
Warehouse	$1.09

The following County Housing Trust Fund Financial Information tables provide financial information for the fund in 2025, including:

- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for projects and operations
- amount budgeted, but not expended, for projects
- balance available for new projects

2025 County Housing Trust Fund Financial Information

2025 Income	
Fees Collected	$ 488,309
Interest	$ 311,116
Loan Repayment	$ 0
Total Income	**$ 799,425**

2025 Expenditures	
Operations	$414,131
Projects	$3,494,414
Total Expense	**$3,908,545**

2025 Ending Fund Balance	
Remaining Project Balances (committed)	$1,662,814
Balance Available for Projects (uncommitted)	$799,425
Ending Balance	**$2,462,239**

The interest earnings include both interest earned from the investment pool and interest earned from the interest portion of Housing Trust Fund loan repayments.

The 2025 County Housing Trust Fund Expenditures table, below, identifies current HTF projects, expenditures, and balance available. For each project the chart also identifies the HTF restricted units, the total number of housing units, and the loan maturity date.

2025 County Housing Trust Fund Expenditures

Project	Address	HTF Units	Total Units	Total HTF Budgeted	2025 HTF Expenditure	Remaining Balance	Loan Maturity Date
San Juan	5700 Stockton Blvd.	21	113	$1,967,881	$1,497,881	$470,000	6/1/2079
Terracina at Wildhawk	9756 Gerber Road	18	145	$3,189,647	$1,996,533	$1,192,814	12/1/2064
TOTAL		**39**	**258**	**$5,157,528**	**$3,494,414**	**$1,662,814**	

1991- 2025 County Housing Trust Fund Income Report

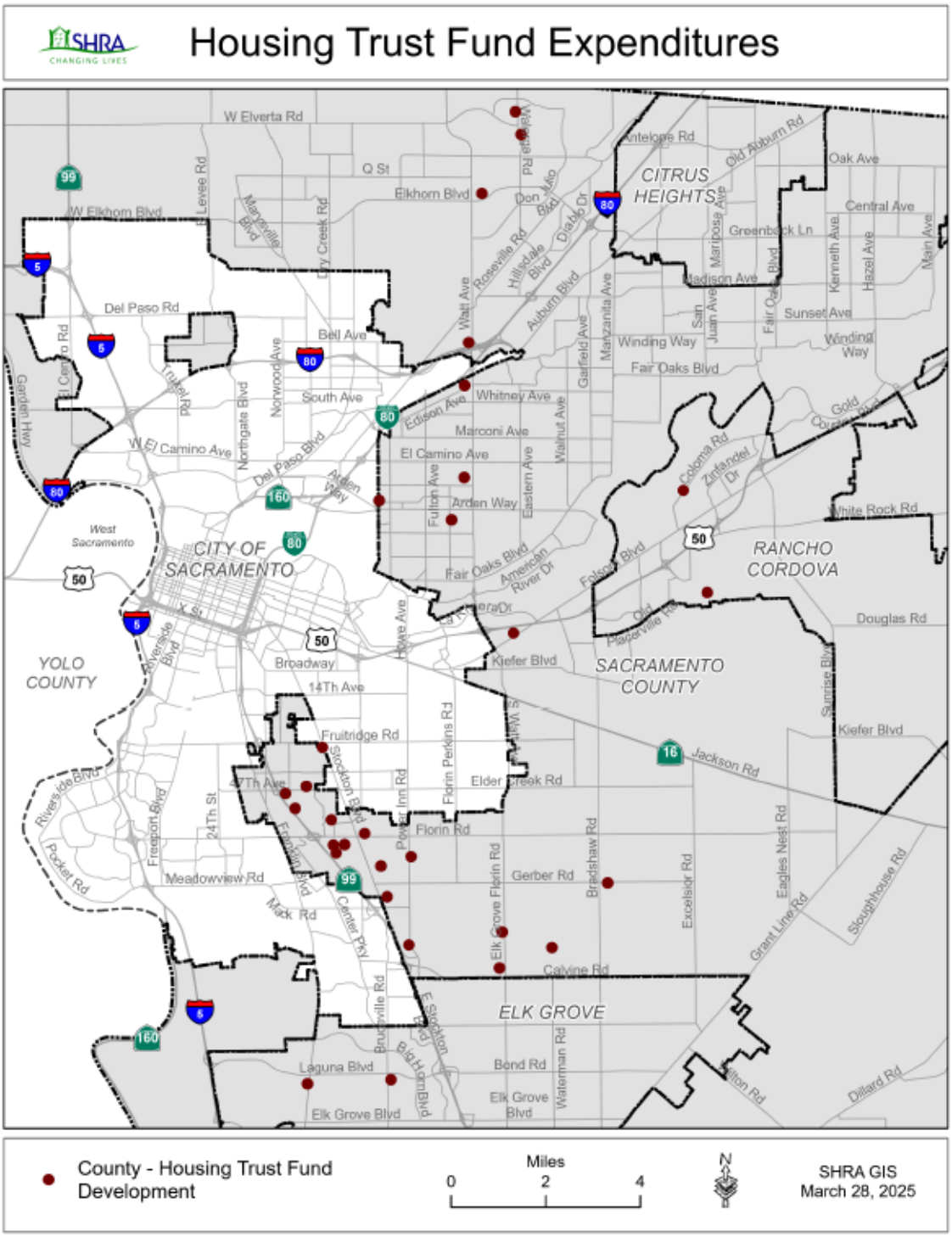
Year	Fees	Interest	Income/Adjustments	Total Income
1991-1993	$ 4,337,485	$ 587,152	$ -	$ 4,924,637
1994	$ 774,285	$ 159,238	$ -	$ 933,523
1995	$ 1,508,924	$ 130,937	$ 9,840	$ 1,649,701
1996	$ 1,051,242	$ 167,955	$ 14,500	$ 1,233,697
1997	$ 1,894,423	$ 204,847	$ 25,043	$ 2,124,313
1998	$ 2,636,297	$ 154,380	$ 534,170	$ 3,324,847
1999	$ 1,065,536	$ 323,039	$ 108,612	$ 1,497,187
2000	$ 2,164,212	$ 420,805	$ 118,073	$ 2,703,090
2001	$ 2,334,409	$ 519,351	$ 429,323	$ 3,283,083
2002	$ 1,177,864	$ 327,057	$ 70,023	$ 1,574,943
2003	$ 1,238,436	$ 286,061	$ 79,224	$ 1,603,721
2004	$ 1,076,037	$ 283,381	$ 830,788	$ 2,190,206
2005	$ 1,394,429	$ 108,026	$ 49,510	$ 1,551,965
2006	$ 731,093	$ 409,360	$ 66,279	$ 1,206,732
2007	$ 744,941	$ 492,043	$ 81,824	$ 1,318,808
2008	$ 797,206	$ 388,626	$ 121,439	$ 1,307,272
2009	$ 218,366	$ 248,569	$ 140,425	$ 607,360
2010	$ 67,427	$ 235,588	$ 193,611	$ 496,626
2011	$ 118,195	$ 287,400	$ 206,869	$ 612,464
2012	$ 243,621	$ 278,580	$ 210,414	$ 732,616
2013	$ 350,148	$ 483,884	$ 718,437	$ 1,552,468
2014	$ 354,655	$ 904,552	$ 1,609,790	$ 2,868,997
2015	$ 451,431	$ 36,608	$ 2,456,386	$ 2,944,424
2016	$ 393,295	$ 46,291	$ 1,399,838	$ 1,839,424
2017	$ 176,982	$ 42,524	$ 1,019,684	$ 1,239,190
2018	$ 230,559	$ 20,401	$ 116,351	$ 367,311
2019	$ 294,174	$ 2,825	$ 109,771	$ 406,770
2020	$ 940,357	$ 7,164	$ 131,327	$ 1,078,848
2021	$ 768,775	$ 8,410	$ 104,182	$ 881,366
2022	$ 610,254	$ 69,669	$ 196,256	$ 876,179
2023	$ 1,386,637	$ 184, 970	$ 5,082,690	$ 6,654,297
2024	$ 1,605,084	$ 218,451	$ 1,014,554	$ 2,838,089
2025	$ 488,309	$ 311,116	$ 3,494,415	$ 799,425
TOTAL	**$ 33,625,088**	**$ 8,349,260**	**$ 20,743,648**	**$ 59,223,579**

The County Housing Trust Fund Developments table identifies all properties which received Housing Trust Funds and the total number of units produced. The location of each of the Housing Trust Fund Expenditures are detailed in the table below, followed by a map of the development locations.

County Housing Trust Fund Developments

Project Status	Project Name	Total Units
Completed	Acacia Meadows Apartments	140
Completed	Anton Arcade	148
Completed	Arbor Creek Family Apartments	102
Completed	Arlington Creek Apartments	148
Completed	Asbury Place	104
Completed	Auberry Park	112
Completed	Churchill Downs Apartments	204
Completed	Colonia San Martin	60
Completed	Cordova Meadows Apartments/Park Meadows	183
Completed	Cornerstone South	60
Completed	Courtyard Inn	92
Completed	Crossroads Gardens	70
Completed	Danbury Park	140
Completed	Ethan Terrace	92
Completed	Fleming Phase II	15
Completed	Fleming Place	30
Completed	Greenway Village	54
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County - Housing Trust Fund Development
SHRA GIS
March 28, 2025