

REPEALING AND ADOPTING AN ORDINANCE OF THE CITY OF WEST SACRAMENTO
REGARDING PLANNED DEVELOPMENT 29 (PD-29)

THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO, STATE OF CALIFORNIA, DOES
HEREBY ORDAIN AS FOLLOWS:

Section One: The Zoning Map of the City of West Sacramento is amended as specified on Exhibit "A," annexed hereto and by reference made a part hereof. The following territory hereby is changed from (R-1) and PD-29, to Planned Development 29 (PD-29) Zone and subsequently annexed into and made a part of PD-29. The legal description of the property affected hereby is attached hereto as Exhibit "B" and incorporated herein by this reference. The detailed development standards applicable to the PD-29 District are set forth in Section 1 through 3, inclusive of this ordinance, which shall apply within the boundaries of the PD-29 Zone as specified herein.

These regulations are divided into several sections for the purpose of establishing the necessary controls regarding:

1. The location of the land uses, public and private facilities, and public and private buildings;
2. Height, bulk and setback limits for such land uses, public and private facilities, and public and private buildings;
3. Location and extent of existing and proposed streets and roads;
4. Standards for population density and building density, including lot sizes and permissible types of construction;
5. Standards for the conservation, development, and utilization of natural resources;
6. Implementation of applicable provisions of open space;
7. Such other measures as may be necessary or convenient to ensure execution of the General Plan, of which The Rivers Planned Development is a part.

ARTICLE ONE REFERS TO THE GENERAL PURPOSE, INTENT AND APPLICATION.

ARTICLE TWO REFERS TO AND CONTROLS ALL RESIDENTIAL USE AREAS.

~~ARTICLE THREE REFERS TO AND CONTROLS THE BUSINESS/PROFESSIONAL USE AREA
(Deleted)~~

ARTICLE FOUR REFERS TO AND CONTROLS ALL COMMERCIAL USE AREAS.

ARTICLE FIVE REFERS TO AND CONTROLS ALL RECREATIONAL USE AREAS.

ARTICLE SIX REFERS TO AND CONTROLS OVERLAY USE AREAS ASSOCIATED WITH
PRIMARY USES.

ARTICLE SEVEN REFERS TO SPECIAL REGULATIONS ASSOCIATED WITH ALL USE AREAS.

ARTICLE EIGHT REFERS TO DEVELOPMENT PERMIT REGULATIONS AND PROCEDURES.

ARTICLE ONE: General Purpose, Intent and Application

A. General Purpose

The Rivers Land Use Regulations are adopted for the purpose of promoting the health, safety and general welfare of The Rivers Community. Furthermore, The Rivers Land Use Regulations are adopted in order to achieve the following objectives:

1. Implement the intent and purpose of The Rivers Planned Development.
2. Provide maximum opportunities for innovative community design and site planning, consistent with orderly development and protection of sensitive and natural resources, with a logical and timely sequence of community and governmental review and input.
3. Improve the visual image and general aesthetics of the Broderick community.

4. Provide for the economic revitalization of a portion of the Redevelopment Area consistent with the City of West Sacramento's approved economic development goals and objectives.
5. Stimulate new development of a mixed, high-quality nature.
6. Create an environment which will encourage a high level of property maintenance.
7. Encourage innovation in design to support the goal of a 24-hour district with mixed structures with residential uses above parking, commercial and/or office floors.

B. Intent

The PD-29 Zoning District is intended to be applied to those existing land parcels and any future land parcels created from these original parcels referenced by Assessor's Parcel Numbers as follows and as indicated on the Yolo County Assessor's rolls for the year ending 1988.

- 10-530-02, and
- 14-580-04, 06, 07, 08, and
- 14-590-25, 29, 32, 36, 37, 47, and
- 14-630-03, 06, 09, 10, 11, 21, 24, 25, 26, and
- 14-620-01, 02, 03, 05, 06, and
- 14-610-01, 02, 04, 05, 08, 09.

The limits to be observed within the PD-29 District shall be in accordance with the thirteen use areas set forth below:

- PD-29 RA Residential at up to 4 dwellings per acre
- PD-29 RB Residential at up to 6 dwellings per acre
- PD-29 RC Residential at up to 12 dwellings per acre
- PD-29 RC-A Residential at up to 12 dwellings per acre
- PD-29 RD Residential at up to 22 dwellings per acre
- PD-29 RE Residential at up to 38 dwellings per acre
- PD-29 RF Residential at up to 62 dwellings per acre
- PD-29 CT Tourist Commercial
- ~~PD-29 BP Business/Professional Offices~~
- PD-29 CR Retail Commercial
- PD-29 CM Marina Commercial
- PD-29 RMH Marina/Harbor
- PD-29 RGC Golf Course
- PD-29 OS Open Space

Development and utilization within each of these areas shall be permitted in accordance with the standards and regulations established herein for each subarea and also in conformance with the Development Standards established for the PD-29 District, as well as the maximum intensities of use as reviewed, analyzed and publicly commented upon in the Environmental Impact Report (E.I.R.)/Environmental Impact Statement (E.I.S.) for PD-29 or any portion of The Rivers Project and as implemented by any applicable Development Agreement (D.A.), Public Improvement Plan (PIP) and/or City Service Agreement.

C. Application

The interpretation and application of The Rivers Land Use Regulations shall be accomplished in accordance with the following provisions:

1. The land use regulations shall be applied only in The Rivers Planned Development Project Area.
2. The City of West Sacramento Zoning Code is auxiliary to the land use regulations of The Rivers plan and if any item or issue is not included within the land use regulations, the regulations of the Zoning Code shall be applicable; however, the Zoning Code shall not override any provision of this land use regulation. If there is any ambiguity or uncertainty as to which regulations apply or when they apply, it will be resolved by the Community Development Director.
3. If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.
4. For the purpose of carrying out the intent and purpose of these regulations, words, phrases and terms are deemed to have the meanings ascribed to them in the City of West Sacramento Zoning Code, unless otherwise provided by these land-use regulations.
5. The provisions of Articles Seven and Eight shall apply to all zones established in Articles Two through Six.
6. The total area in acres of PD-29 shall be based upon final field boundary and title surveys. If there are any discrepancies between Exhibit "C" and subsequent surveys, then the subsequent surveys shall take precedent. An increase in acreage does not grant an increase in density or intensities of use for PD-29.

ARTICLE TWO: General Provision for Residential Areas

A variety of residential areas have been established for the purpose of providing diversity and locations in housing types. The following provisions apply to all residentially zoned use areas within the planned development control area:

1. Front setbacks shall be measured from the ultimate public street right-of-way line. Ground floor square footage shall include garage area.
2. All construction and development within The Rivers community shall comply with applicable provisions of the Uniform Building Code and other various Mechanical, Electrical, and Housing Codes related thereto. The codes shall prevail in the residential areas where there is any conflict between the said codes and the provisions in this text.
3. Temporary, special community events, such as parades, pageants, community fairs, athletic contests, carnivals and other similar uses, may be permitted in any area in The Rivers community by approval of the City Council upon application for the appropriate permit.
4. Any conditions, requirements, or standards, indicated graphically or in writing that are a part of a tentative map, use permit, variance or similar permit entitlements granted by the appropriate authority shall be in conformance with The Rivers Planned Development Land Use Regulations. Any use or development not in conformance with such conditions, requirements, or standards shall be in violation of The Rivers Planned Development Land Use Regulations.
5. When required by these regulations, a site development permit or use permit for a specific parcel, as appropriate, shall be submitted and approved prior to the issuance of building permit, or any change of use and occupancy permit.
6. In these land use regulations, for all land use areas when more than one description may apply to a given use, the more specific description shall determine if a use is allowed, allowed subject to an approved use permit, allowed subject to an approved site plan, or prohibited.
7. Any amendment to these land use regulations must include an amendment to other sections of The Rivers Planned Development Land Use Regulations where applicable.

8. At least twenty-one (21) calendar days prior to official action on any application for a use permit, variance permit, or building permit, the Community Development Director will forward such application to the Rivers Design Review Committee for its review, recommendations and approval in accordance with Article Eight.
9. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the County Jail of Yolo County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this article is committed, continued or permitted by such person, firm or corporation and shall be punishable as herein provided.
10. Applications for variances to the site development standards of these regulations shall be considered and processed in accordance with the City of West Sacramento Zoning Code.
11. The following standards shall be applied to the construction of all improvements in accordance with this ordinance.
 - a. Hours of operation: Exterior construction shall take place during the hours of 7:00 a.m. to 6:00 p.m.
 - b. Material storage: No construction material shall be stored or stockpiled within public rights-of-way.
 - c. Erosion control: Neighboring areas shall be protected from wind or water-related erosion.
 - d. Parking: Adequate provisions shall be made to restrict construction crew parking to areas approved by the Design Review Committee.
12. The densities and intensities of use for each residential sub-area are intended as the maximum allowable. Except as otherwise specified in the regulations for each sub-area, nothing herein shall preclude a lesser density in any residential sub-area conditioned upon the adherence to and execution of the site development standards associated with and consistent to the designated residential type and density sub-area most closely related to the proposed residential use. If there is any uncertainty as to which regulations apply, it will be resolved by the Planning Commission.
13. Total residential units are limited to a maximum of 1,881.
14. In order to meet the purpose and intent of PD-29, mixed-use structures with residential uses above parking commercial and/or office floors is encouraged. To this end, the PD-29 RE and RF use areas may be combined with the PD-29 CR/CM/CT use areas. The site development standards for the PD-29 RE, RF, CR, CM and CT use areas are intended to encourage creative design flexibility for a single structure or cluster of structures. Approvals of mixed-use structure(s) proposal(s) will be as outlined in Article Eight.

A. PD-29 RA Single-Family Residential Use Area

1. Purpose and Intent. The PD-29 RA District is established to provide for the development and maintenance of low density single-family residential neighborhoods at up to 4 dwelling units per gross acre. Only those additional uses are permitted that are complementary to and can exist in harmony with a low density residential neighborhood. These regulations carry out the purpose and intent of the low density residential land use categories of The Rivers Planned Development.
2. Zoning Area. The PD-29 RA zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RA Principal Permitted Uses
 - (1) One single-family dwelling per lot

**CITY OF WEST SACRAMENTO
MEMORANDUM**

TO: Planners
FROM: Seamus SL
DATE: February 10, 2014
SUBJECT: PD-29 (The Rivers) Minor Modification

On February 6, 2014 the Planning Commission approved a minor modification to PD-29 (The Rivers). Home occupations are now permitted as an accessory use and no longer require a CUP. You should be able to insert the following page into PD-29 on page 5.

(2) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

b. PD-29 RA Permitted Accessory Uses

- (1) Small domestic animals
- (2) Rooming and boarding of not more than two (2) persons including household employees
- (3) Signs as *provided* for herein
- (4) Accessory uses customarily a part of the permitted use and clearly incidental and secondary to the permitted use and which do not change the character of the permitted use or affect other properties in the vicinity
- (5) Public access easements and associated improvements
- (6) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area

c. PD-29 RA Conditional Uses. The following conditional uses may be allowed within the PD-29 RA sub-area upon the issuance of a conditional use permit by the Planning Commission.

- (1) Neighborhood day use areas
- (2) Public access ancillary uses
- (3) Public day use areas
- ~~(4) Home occupations~~
- (5) Accessory uses to single-family dwellings which are not customarily a part of the permitted use
- (6) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

4. Site Development Standards

a. Lot Requirements

- (1) Minimum Square Footage: 7,000 Net
- (2) Minimum Width: 70'
- (3) Minimum Depth: 100'

b. Building Regulations

(1) Setbacks. No improvements of any kind, and no part thereof, shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.

- (a) Front Yard: 20'
- (b) Side: For riverfront lots 104-51, at least 5' on one side and at least 10' on the other side, with the minimum distances between units being 10' and 20' alternately. For other RA lots and riverfront lots 1-9, side setbacks should be any combination equaling 15, with no less than 5' on anyone side.
- (c) Rear: 15'

(2) Setback Exceptions. The following improvements are specifically excluded from these setback provisions:

- (a) Roof overhangs, provided such overhangs do not extend more than three (3) feet into any required yard.
- (b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.
- (c) Paving and associated curbing except that vehicle parking areas shall not be

Revised
2/10/14
(7) Home Occupations

PC approved
10/4/18

permitted within fifteen (15) feet of the face of curb.

(d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.

(e) Landscaping.

(f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.

(g) Underground improvements.

(3) Lot Coverage/Building Height

(a) No building site shall be covered with a building or buildings to an extent greater than 50 percent of the area of said site, excepting that an additional 10 percent of the site area may be covered with carports, open arcades, swimming pools, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas.

(b) Attached accessory buildings shall be considered as a part of the main building.

(c) Building width as limited by setbacks.

(d) Building height: 31' maximum as measured from established grade prior to construction across the foundation

(e) Second floor square footage: Limited to 75% of ground floor square footage

(f) A minimum of 20 percent of the site area shall be landscaped with living plant material.

c. Fences and Walls, Maximum Height

(1) Within front setback area - none allowed

(2) Within other setback areas - the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director, for the purpose of noise mitigation or health and safety measures.

d. Signs

(1) No billboard or advertising sign or device shall be permitted, other than the following:

(a) Those identifying the subdivision name and not to exceed 25 square feet one side.

(b) Temporary signs offering the premises for sale or lease and not to exceed five (5) square feet one side.

(2) No temporary signs shall be within 10 feet of public tight-of-way.

(3) No permanent signage shall be erected unless the size, design and locations of such signs are approved by the Community Development Director.

(4) Freestanding appurtenant signs may be approved by the Community Development Director subject to the following:

(a) Said signs shall not exceed a height of ten (10) feet.

(b) Not more than one freestanding sign shall be allowed for each residential community area.

(c) The signs may deviate somewhat in order to provide a more attractive and more appropriate identification of the subdivision.

e. Parking

(1) All off-street parking shall be provided in accordance with the City of West Sacramento Zoning Code and other applicable Agency requirements.

- (2) Recreational vehicles, including motor homes, trailers, and boats, shall be parked in a screened location behind the front-yard setback area.
- (3) No commercial vehicles shall be parked in a residential area for more than 48 hours.

f. Landscaping

- (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Rivers Design Review Committee which approval shall not be unreasonably withheld. Such landscaping shall cover all areas of the site which may be viewed by the public and shall conform to the Rivers Design Guidelines.
- (2) Provision for watering and other maintenance facilities shall be provided by the occupant in the vicinity of landscaped areas.
- (3) Landscaping in accordance with the approved plan shall be installed in all areas viewed by the public prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.
- (4) Fill and excavation shall be minimized on site. Rough construction grade shall be maintained to the maximum extent possible.

B. PD-29 RB Single Family Residential Use Area

1. Purpose and Intent. The PD-29 RB District is established to provide for the development and maintenance of low-density single-family residential neighborhoods at up to 6 dwelling units per gross acre. Only those additional uses are permitted that are complementary to and can exist in harmony with a residential neighborhood. These regulations carry out the purpose and intent of the low-density residential land use categories of The Rivers Planned Development Land Use Regulations.
2. Zoning Area. The PD-29 RB zone shall be applied in the areas shown on Exhibit "C"
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RB Permitted Uses
 - (1) One single-family dwelling per lot
 - (2) As allowed under Article Two, General Provision No. 12.
 - (3) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RB Permitted Accessory Uses. All accessory uses permitted in the PD-29 RA Zone
 - c. PD-29 RB Conditional Uses. All conditional uses permitted in the PD-29 RA Zone
4. Site Development Standards
 - a. Lot Requirements
 - (1) Minimum Square Footage: 5,000 Net
 - (2) Minimum Width: 60'
 - (3) Minimum Depth: 80'
 - b. Building Regulations
 - (1) Setbacks. No improvements of any kind, and no part thereof, shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.
 - (a) Front Yard: 10 feet. Garage doors shall be a minimum of 18 feet from the street right-of-way.
 - (b) Side: minimum 5 feet each side.
 - (c) Rear: 10 feet'
 - (2) Setback Exceptions. The following improvements are specifically excluded from these setback provisions:

- (a) Roof overhangs, provided such overhangs do not extend more than three (3) feet into any required yard
 - (b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.
 - (c) Paving and associated curbing, except that guest vehicle parking areas for more than three (3) vehicles shall not be permitted within fifteen (15) feet of the street right-of-way.
 - (d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.
 - (e) Landscaping.
 - (f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of way frontage, which have been specifically approved by the Community Development Director.
 - (g) Underground improvements
- (3) Lot Coverage/Building Height
- (a) No building site shall be covered with a building or buildings to an extent greater than 70 percent of the area of said site, excepting that an additional 10 percent of the site area may be covered with carports, open arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas.
 - (b) Attached accessory buildings shall be considered as a part of the main building.
 - (c) Building width as limited by setbacks.
 - (d) Building height: 31' maximum.
 - (e) Second floor square footage: Limited to 80 percent of ground-floor square footage
 - (f) A minimum of 20 percent of the site area shall be landscaped with living plant material.
- c. Fences and Walls, Maximum Height
- (1) Within front setback area - none allowed.
 - (2) Within other setback areas - the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director, for the purpose of noise mitigation or health and safety measures.
- d. Signs
- (1) No billboard or advertising sign or device shall be permitted, other than the following:
 - (a) Those identifying the subdivision name and not to exceed 25 square feet one side
 - (b) Temporary signs offering the premises for sale or lease and not to exceed five (5) square feet one side.
 - (2) No temporary signs shall be within 10 feet of public right-of-way.
 - (3) No permanent signage shall be erected unless the size, design and locations of such signs are approved by the Community Development Director.
 - (4) Freestanding appurtenant signs may be approved by the Community Development Director, subject to the following:
 - (a) Said signs shall not exceed a height of ten (10) feet
 - (b) Not more than one freestanding sign shall be allowed for each residential community area.

- (c) The signs may deviate somewhat in order to provide a more attractive and more appropriate identification of the subdivision.
- e. Parking
 - (1) All off-street parking and loading shall be provided in accordance with City of West Sacramento Zoning Code and other applicable Agency requirements.
 - (2) Recreational vehicles including motor homes, trailers, and boats shall be parked in a screened location behind the front-yard setback area.
 - (3) No commercial vehicles shall be parked in a residential area for more than 48 hours.
- f. Landscaping
 - (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Rivers Design Review Committee, which approval shall not be unreasonably withheld. Such landscaping shall cover all areas of the site which may be viewed by the public and shall conform to the Rivers Design Guidelines.
 - (2) Provision for watering and other maintenance facilities shall be provided by the occupant in the vicinity of landscaped areas.
 - (3) Landscaping in accordance with the approved plan shall be installed in all areas viewed by the public prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.
 - (4) Fill and excavation shall be minimized on site. Rough construction grade shall be maintained to the maximum extent possible.

C. PD-29 RC Residential Use Area

- 1. Purpose and Intent. The PD-29 RC District is established to provide for the development and maintenance of higher density single family residential neighborhoods at up to 12 dwelling units per gross acre. No more than six (6) units shall have contiguous zero lot lines. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. These regulations carry out the purpose and intent of the Medium Density Residential land use categories of The Rivers Planned Development.
- 2. Zoning Area. The PD-29 RC zone shall be applied in the areas shown on Exhibit "C".
- 3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RC Permitted Uses
 - (1) One single-family dwelling per lot
 - (2) As noted in Article Two, General Provision No. 12
 - (3) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RC Permitted Accessory Uses. All accessory uses permitted in the PD-29 RA Zone.
 - c. PD-29 RC Conditional Uses. All conditional uses permitted in the PD-29 RA Zone.
- 4. Site Development Standards
 - a. Lot Requirements
 - (1) Minimum Square Footage: 2,800 Net
 - (2) Minimum Width: 35'
 - (3) Minimum Depth: 80'
 - b. Building Regulations
 - (1) Setbacks: No improvements of any kind and no part thereof shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.
 - (a) Front Yard: 18' unless automatic garage door openers are used in which case

setback may be reduced to 10'

(b) Side: None required

(c) Rear: 15'

(2) Setback Exceptions: The following improvements are specifically excluded from these setback provisions:

(a) Roof overhangs, provided such overhangs do not extend more than three (3) feet into any required yard.

(b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.

(c) Paving and associated curbing, except that guest vehicle parking areas for more than three (3) vehicles shall not be permitted within fifteen (15) feet of the street right-of-way.

(d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.

(e) Landscaping

(f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.

(g) Underground improvements

(3) Lot Coverage/Building Height

(a) No building site shall be covered with a building or buildings to an extent greater than seventy (70) percent of the area of said site, excepting that an additional ten (10) percent of the site area may be covered with open arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas.

(b) Attached accessory buildings shall be considered as a part of the main building.

(c) Building width as limited by setbacks.

(d) Building height: 31' maximum

(e) Second floor square footage: Limited to 95% of ground floor square footage

c. Fences and Walls, Maximum Height

(1) Within front setback area - none allowed

(2) Within other setback areas - the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director, for the purpose of noise mitigation or health and safety measures.

d. Signs

(1) No billboard or advertising sign or device shall be permitted, other than the following:

(a) Those identifying the subdivision name and not to exceed 25 square feet one side.

(b) Temporary signs offering the premises for sale or lease and not to exceed five (5) square feet one side

(2) No temporary signs shall be within 10 feet of public right-of-way.

(3) No permanent signage shall be erected unless the size, design and locations of such signs are approved by the Community Development Director.

(4) Freestanding appurtenant signs may be approved by the Community Development Director, subject to the following:

- (a) Said signs shall not exceed a height of ten (10) feet.
 - (b) Not more than one freestanding sign shall be allowed for each residential community area.
 - (c) The signs may deviate somewhat in order to provide a more attractive and more appropriate identification of the subdivision
- e. Parking
- (1) All off-street parking shall be provided. in accordance with the City of West Sacramento Zoning Code and other applicable Agency requirements.
 - (2) Recreational vehicles including motor homes, trailers, and boats shall be parked in a screened location behind the front-yard setback area.
 - (3) No commercial vehicles shall be parked in a residential area for more than 48 hours.
- f. Landscaping
- (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Community Development Director, which approval shall not be unreasonably withheld. Such landscaping shall cover a minimum of ten percent of the site.
 - (2) Provision for watering and other maintenance facilities shall be provided by the occupant in the vicinity of landscaped areas.
 - (3) Landscaping in accordance with the approved plan shall be installed prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.

D. PD-29 RC-A Residential Use Area

1. Purpose and Intent: The PD-29 RC-A District is established to provide for the development and maintenance of higher density single family residential neighborhoods at up to 12 dwelling units per gross acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. These regulations carry out the purpose and intent of the Medium Density Residential land use categories of The River Planned Development.
2. Zoning Area. The PD-29 RC-A zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RC-A Permitted Uses
 - (1) One single-family dwelling per lot
 - (2) Park and recreational facilities
 - (3) School facilities
 - (4) As noted in Article Two, General Provision No. 12
 - (5) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RC-A Permitted Accessory Uses. All accessory uses permitted in the PD-29 RA Zone.
 - c. PD-29 RC-A Conditional Uses. All conditional uses permitted in the PD-29 RA Zone.
4. Site Development Standards
 - a. Lot Requirements
 - (1) Minimum Square Footage: 2,500 net square feet.
 - (2) Minimum Width: 35'
 - (3) Minimum Depth: 70'

b. Building Regulations

(1) Setbacks: No improvements of any kind, and no part thereof shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.

(a) Front Yard: 18' unless i) automatic garage door openers are used in which case setback may be reduced to 10' or ii) garage is located at the rear in which case setback may be reduced to 10' for living area, 7' for a porch, and 3' for a courtyard.

(b) Side: None required.

(c) Rear: 15' unless garage is located at the rear in which case setback may be reduced to 4'.

(2) Setback Exceptions: The following improvements are specifically excluded from these setback provisions:

(a) Roof overhangs, provided such overhangs do not extend more than three

(3) feet into any required yard.

(b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.

(c) Paving and associated curbing, except that guest vehicle parking areas for more than three (3) vehicles shall not be permitted within fifteen (15) feet of the street right-of-way.

(d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.

(e) Landscaping

(f) Planters, not to exceed two (2) feet in height, three and one-half (3 ½) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.

(g) Underground improvements.

(3) Lot Coverage/Building Height

(a) No building site shall be covered with a building or buildings to an extent greater than seventy (70) percent of the area of said site, excepting that an additional ten (10) percent of the site area may be covered with open arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to coverage storage areas.

(b) Attached accessory buildings shall be considered as part of the main building.

(c) Building width as limited by setbacks.

(d) Building height: 31' maximum

(e) Second floor square footage: Limited to 95% of ground floor square footage.

c. Fences and Walls, Maximum Height

(1) Within front setback area – 3' maximum

(2) Within other setback areas – the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director, for the purpose of noise mitigation or health and safety measures.

d. Signs

(1) No billboard or advertising sign or device shall be permitted, other than the following:

(a) Those identifying the subdivision name and not to exceed 25 square feet on one side.

(b) Temporary signs offering the premises for sale or lease and not to exceed five (5) square feet on one side.

(2) No temporary signs shall be within 10 feet of public right-of-way.

(3) No permanent signage shall be erected unless the size, design and locations of such signs are approved by the Community Development Director.

(4) Freestanding appurtenant signs may be approved by the Community Development Director, subject to the following:

(a) Said signs shall not exceed a height of ten (10) feet.

(b) Not more than one freestanding sign shall be allowed for each residential community area.

(c) The signs may deviate somewhat in order to provide a more attractive and more appropriate identification of the subdivision.

e. Parking

(1) A minimum of two (2) off-street parking spaces per unit shall be provided.

(2) Recreational vehicles including motor homes, trailers, and boats shall be parked in a screened location behind the front-yard setback area.

(3) No commercial vehicles shall be parked in a residential area for more than 48 hours.

f. Landscaping

(1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Community Development Director, which approval shall not be unreasonably withheld. Such landscaping shall cover a minimum of ten percent of the site.

(2) Provision for watering and other maintenance facilities shall be provided by the occupant in the vicinity of landscaped areas.

(3) Landscaping in accordance with the approved plan shall be installed prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.

E. PD-29 RD Condominium and Apartment Use Area

1. Purpose and Intent. The PD-29 RD District is established to provide for the development and maintenance of residential neighborhoods of condominium, common interest and/or apartment dwellings at up to 22 dwelling units per gross acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. These regulations carry out the purpose and intent of the Medium Density Residential land use categories of The Rivers Development.

2. Zoning Area. The PD-29 RD zone shall be applied in the areas shown on Exhibit "C".

3. Permitted, Accessory and Conditional Uses

a. PD-29 RD Permitted Uses

(1) Single family and multifamily development at up to 22 units an acre.

(2) Park and recreational facilities.

(3) School facilities.

(4) As noted in Article Two, General Provision No. 12.

(5) Such other uses as deemed by the Planning Commission to be consistent with the

purpose and intent of the zoning area.

b. PD-29 RD Permitted Accessory Uses

- (1) Small domestic animals
- (2) Rooming and boarding of not more than two (2) persons per unit including household employees
- (3) Signs as provided for herein.
- (4) Accessory uses customarily a part of and clearly incidental to the permitted use or association use
- (5) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

c. PD-29 RD Conditional Uses. The following conditional uses may be allowed within the PD-29 RD sub-area upon the issuance of a conditional use permit by the Planning Commission.

- (1) Neighborhood day use areas
- (2) Public access ancillary uses
- (3) Public day use areas
- (4) Concessionary stands intended solely for the use or provisions of association members
- (5) Day care centers
- (6) Accessory uses not customarily a part of the permitted use or association use
- (7) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

4. Site Development Standards

a. General Building Design and Orientation

- (1) Large multi-unit projects shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided. Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between projects; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.
- (2) The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
- (3) Examples of acceptable design and building orientation are:
 - (a) Break up long buildings containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents.
 - (b) To the extent possible, locate off-street parking areas to minimize visibility from the street (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4)
- (4) All mechanical equipment (including public utility boxes and particularly exterior wall-mounted air conditioning units) shall be attractively screened.
- (5) Accessory structures shall be compatible in design and materials with main building.
- (6) Communal facilities shall be centrally located, where possible.
- (7) Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping

and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.

- (8) Solar heating and cooling of units shall be achieved to the maximum extent possible.
- (9) Site planning shall take into account optimum solar orientation of structures.
- (10) Site planning shall minimize the incidences of one building shading another.
- (11) Private outdoor or garden areas shall be oriented to the south as much as possible.
- (12) Roofing materials shall be compatible with architectural style and elevations.
- (13) The location of second-story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first-floor open-space areas
- (14) A minimum building setback shall be utilized on multiple-family projects from interior and rear property lines where such property lines are shared with existing or future low-density residential developments. For single-story structures, the minimum setback shall be 15'. For two-story structures, the minimum setback shall be 20'. For three-story structures, the minimum setback shall be 30'. For four-story structures, the minimum setback shall be 40'. Low density residential development is defined as 5 dwelling units or less per acre.
- (15) All units shall have private exterior areas.
- (16) Maximum height 40 feet as measured from established grade prior to construction across the foundation.

b. Off-Street Parking Design Criteria

- (1) Off-street parking shall be provided at a ratio of 2 spaces per dwelling unit plus one space per 4 units as guest parking with a minimum of one space for the exclusive use of the occupant of each unit.
- (2) For the convenience of tenants and guests, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- (3) Off-street parking shall be screened from the street by live landscaping, undulating earthen berms, low decorative walls or any combination of the above, for the purpose of reducing glare from automobile headlights and automobiles.
- (4) Surface parking areas and carport roofing shall be screened from second-story units by trees or lattice and trellis work.
- (5) The setback from interior side and rear property lines shall be 10 feet for open stalls and carports. If adjacent to non-residential development, the setback area shall be planted with large, growing evergreen trees to screen adjacent use.
- (6) Trees shall be used for screening and shading purposes along the perimeter of the parking areas.
- (7) Particularly within large, open lots, deciduous trees should be utilized to provide summer shading and winter sun.
- (8) There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered-parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
- (9) The parking-stall depth shall be reduced by two feet, providing that:
 - (a) The two feet gained shall be incorporated into adjacent landscaping, or
 - (b) For angled parking, the triangular space at the head of each stall shall be landscaped as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips.

- (10) The more efficient 90 degree parking arrangement shall be utilized when possible, so as to minimize parking lot size.
 - (11) For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
- c. On-Site Circulation
- (1) Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
 - (2) A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
 - (3) Walkway location shall assure convenient access between parking and dwelling units.
 - (4) Central pedestrian/bike paths shall provide convenient access to bus stops, green belts and public facilities.
 - (5) Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
- d. Bicycle Storage
- (1) One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individually enclosed garages.
 - (2) Bicycle parking facilities may be Class I, Class II or Class III type facilities.
 - (3) Bicycle racks and/or lockers shall be provided throughout the development.
- e. Landscaped and Open Space
- (1) Landscaped materials selected shall be:
 - (a) Compatible with one another and with existing material on the adjacent site.
 - (b) Complementary to building design and architectural theme.
 - (c) Varied in size (one- and five-gallon shrubs, five- and 15-gallon and 24-inch box trees).
 - (2) Hydroseeding may be allowed provided a 90-day maintenance period is secured in the contract to ensure a healthy weed-free turf at the end of the maintenance period.
 - (3) Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - (4) Greater intensity of landscaping shall be provided at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two-story structures.
 - (5) Landscaping shall be consistent with energy-conservation efforts.
 - (6) Trees shall be located so as to screen parking areas and private first-floor areas and windows from second-story units.
 - (7) Undulating landscaped berms are encouraged along street frontage.
 - (8) Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
 - (9) For crime deterrent reasons, shrubs planted below first-floor windows should be of a variety which has thorns and/or prickly leaves.
 - (10) Provisions for watering and maintenance facilities and/or storage shall be provided by the owner/management in the vicinity of landscaped areas.
- f. Trash Enclosures
- (1) The walls of the trash enclosure structure shall be constructed of solid masonry

material with decorative exterior surface finish comparable to the main residential structures. Split-face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.

- (2) The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
- (3) The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
- (4) The walls shall be a minimum of six feet in height, higher if necessary for adequate screening.
- (5) The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- (6) A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup. The minimum dimensions of the concrete apron for a single, two cubic-yard dumpster shall be: width 10' or width of enclosure facility, length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Refuse and Recycling Division. Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving.
- (7) The enclosures shall be adequate in capacity, number, and distribution.

g. Signage

- (1) With the exception of the main project identification sign(s), all other signage shall comply with the City Sign Ordinance or other restrictions noted herein.
- (2) A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low-profile, decorative entry wall(s). The height of the monument sign shall not exceed five (5) feet. Area shall not exceed 25 square feet.
- (3) The primary material of the monument base or wall shall be decorative masonry such as brick, split-face concrete block, stucco or similar material which complements the design of the main buildings.
- (4) Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Community Development Director.
- (5) No sign shall be closer than ten (10) feet to any property line.

F. PD-29 RE Condominium and Apartment Use Area

1. Purpose and Intent. The PD-29 RE District is established to provide for the development and maintenance of residential neighborhoods of condominium and apartment dwellings at up to 38 dwelling units per gross acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. These regulations carry out the purpose and intent of the High Density Residential land-use categories of The Rivers.
2. Zoning Area. The PD-29 RE zone shall be applied in areas shown on Exhibit "C"
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RE Permitted Uses
 - (1) Single family and multifamily development at up to 38 dwelling units per acre.
 - (2) Park and recreational facilities.
 - (3) School facilities.

- (4) Ground floor retail (less than 5,000 square feet) only in a mixed use-residential building located at the intersection of Lighthouse and Douglas. Permitted uses shall include the following:
 - (a) Bakery or pastry shop
 - (b) Barber, beauty shop
 - (c) Book, stationery store
 - (d) Convenience market
 - (e) Laundry/Dry Cleaning (pick up only)
 - (f) Florist
 - (g) Offices
 - (h) Restaurant or coffee house (no drive through service)
 - (i) Offices
 - (5) General Provision Nos. 12 and 14, as noted in Article Two.
 - (6) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
- b. PD-29 RE Permitted Accessory Uses
- (1) Small domestic animals.
 - (2) Rooming and boarding of not more than two (2) persons per unit, including household employees
 - (3) Signs as provided for herein
 - (4) Accessory uses customarily a part of the permitted use and clearly incidental and secondary to the permitted use and which do not change the character of the permitted use of affect other properties in the vicinity.
 - (5) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
- c. PD-29 RE Conditional Uses. The following conditional uses may be allowed within the PD 29 RE sub-area upon the issuance of a conditional use permit by the Planning Commission.
- (1) Neighborhood day-use areas.
 - (2) Public access ancillary uses.
 - (3) Public day-use areas.
 - (4) Concessionaire stands intended solely for the use or provisions of association members.
 - (5) Day-care centers.
 - (6) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
4. Site Development Standards
- a. General Building Design and Orientation
- (1) Large multi-unit projects shall incorporate design variation within the project to create a sense of uniqueness and individuality. Large complexes using the same building design, materials, and colors should be avoided. Design elements which achieve these objectives include: separate clustering of building groups with extensive open-space and landscape buffering between projects; variation in building elevations and configurations between project; variation in building heights; use of different building materials or combination of different materials; contrasting color schemes between projects.

- (2) The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
- (3) Examples of acceptable design and building orientation are:
 - (a) Break up long building containing many units into smaller building clusters or incorporate a breezeway through midsection of a long building which provides closer access to off-street parking area for residents.
 - (b) To the extent possible, locate off-street parking areas to minimize visibility from the street (off-street parking area to be located and screened behind bermed landscape setback area - Section B-4).
- (4) All mechanical equipment (including public utility boxes and particularly exterior wall-mounted air-conditioning units) shall be attractively screened.
- (5) Accessory structures shall be compatible in design and materials with main building.
- (6) Communal facilities shall be centrally located, where possible.
- (7) Recreational facilities shall be located and/or designed so as not to create a nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
- (8) Solar heating and cooling of units shall be achieved to the maximum extent possible.
- (9) Site planning shall take into account optimum solar orientation of structures.
- (10) Site planning shall minimize the incidences of one building shading another.
- (11) Private outdoor or garden areas shall be oriented to the south as much as possible.
- (12) Roofing materials shall be compatible with architectural style and elevations.
- (13) The location of second-story end unit windows shall be varied to provide variety in exterior unit detailing and designed in such a way as to reduce the incidence of overview into private first floor open space areas.
- (14) A minimum building setback shall be utilized on multiple-family projects from interior and rear property lines where such property lines are shared with existing or future low-density residential developments. For single-story structures, the minimum setback shall be 15'. For 2-story structures, the minimum setback shall be 20'. For 3-story structures, the minimum setback shall be 30'. For 4-story structures, the minimum setback shall be 40'. Low density residential development is defined as 5 dwelling units or less per acre.
- (15) All units shall have private exterior areas.
- (16) Maximum height thirty-two (32) feet as measured from the roof of ground-floor parking to structure eave line.

b. Off-Street Parking Design Criteria

- (1) Off-street parking shall be provided at a ratio of 2 spaces per dwelling unit plus one space per 4 units as guest parking with a minimum of one space for the exclusive use of the occupant of each unit.
- (2) For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- (3) To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
- (4) Off-street parking shall be screened from the street by live landscaping, undulating earthen berms, low decorative walls or any combination of the above.

- (5) Surface parking areas and carport roofing shall be screened from second-story units by trees or lattice and trellis work.
 - (6) The setback from interior side and rear property lines shall be 10 feet for open stalls and carports. If adjacent to non-residential development, the setback area shall be planted with large, growing evergreen trees to screen adjacent use.
 - (7) Trees shall be used for screening and shading purposes along the perimeter of the parking areas.
 - (8) Particularly within large, open lots, deciduous trees should be utilized to provide sunnier shading and winter sun.
 - (9) There shall be a ratio of at least one tree for every five parking spaces planted throughout or adjacent to open and covered parking areas. Rows of parking stalls, either open or covered, shall be broken up by a tree planting approximately every 10 spaces.
 - (10) The parking stall depth shall be reduced by two feet.
 - (a) The two feet gained shall be incorporated into adjacent landscaping.
 - (b) For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped snips).
 - (11) The more efficient 90-degree parking arrangements shall be utilized when possible, so as to minimize parking lot size.
 - (12) For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
 - (13) Garden-story or ground-floor parking is preferred. Where utilized, it shall be appropriately bermed and landscaped in a manner to screen the lower fifty (50) percent of ground-floor wall.
- c. On-Site Circulation
- (1) Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
 - (2) A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors. An auto turnout lane shall be provided adjacent to directory map to eliminate blocking of driveway entrance.
 - (3) Walkway location shall assure convenient access between parking and dwelling units.
 - (4) Central pedestrian/bike paths shall provide convenient access to bus stops, greenbelts and public facilities.
 - (5) Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
 - (6) Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.
- d. Bicycle Storage
- (1) One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual, enclosed garages.
 - (2) Bicycle parking facilities may be Class I, Class II or Class III type facilities.
 - (3) Bicycle racks and/or lockers shall be provided throughout the development
- e. Landscaped and Open Space
- (1) Landscaped materials selected shall be:
 - (a) Compatible with one another and with existing material on the adjacent site.

- (b) Complementary to building design and architectural theme.
- (c) Varied in size (one- and five-gallon shrubs, five- and 15-gallon and 24-inch box trees).
- (2) Lawn areas shall be established by sodding or hydro mulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
- (3) Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
- (4) Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest This is especially significant at the street frontage and interior side and rear property lines and for two-story structures.
- (5) Consistency with energy conservation efforts.
- (6) Trees located so as to screen parking areas and private first-floor areas and windows from second-story units.
- (7) Undulating landscaped berms located along street frontage.
- (8) Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
- (9) For crime deterrent reasons, shrubs planted below first-floor windows should be of a variety which has thorns and/or prickly leaves.
- f. Trash Enclosures
 - (1) The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structure. Split-face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
 - (2) The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
 - (3) The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
 - (4) The walls shall be a minimum of six feet in height, more if necessary for adequate screening.
 - (5) The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines
 - (6) A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup. The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Refuse and Recycling Division. Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving.
 - (7) The enclosures shall be adequate in capacity, number and distribution.
- g. Signage
 - (1) With the exception of the main project identification signs(s), all other signage shall comply with the City Sign Ordinance, or other restrictions noted herein.
 - (2) A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low profile decorative entry

wall(s). The height of the monument sign shall not exceed five (5) feet. Areas shall not exceed twenty-five (25) square feet.

- (3) The primary material of the monument base or wall shall be decorative masonry such as brick, split-face concrete block, stucco or similar material which complements the design of the main buildings.
- (4) Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Community Development Director.
- (5) No sign shall be closer than ten (10) feet to any property line.

G. PD-29 RF Tower Residential use Area

1. Purpose and Intent. The PD-29 RF District is established to provide for the development and maintenance of residential neighborhoods which are predominately, but not exclusively, multiple family in character for tower residential units at up to 62 dwelling units per gross acre. Only those additional uses are permitted that are complementary to, and can exist in harmony with a residential neighborhood. These regulations carry out the purpose and intent of the High Density Residential land use categories of the Lighthouse Marina.
2. Zoning Area. The PD-29 RF zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RF Permitted Uses
 - (1) No more than one single-family dwelling per air space division.
 - (2) As noted in Article Two, General Provision Nos. 12 and 14.
 - (3) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RF Permitted Accessory Uses
 - (1) Small domestic animals.
 - (2) Rooming and boarding of not more than two (2) persons per unit including household employees.
 - (3) Signs as provided for.
 - (4) Accessory uses customarily a part of and clearly incidental and secondary to the principal permitted use of Association use and which do not change the character of the permitted use or affect other properties in the vicinity.
 - (5) Attached parking structures.
 - (6) On-site recreation facilities.
 - (7) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - c. PD-29 RF Conditional Uses. The following conditional uses may be allowed within the PD-29 RF sub-area upon the issuance of a conditional use permit by the Planning Commission.
 - (1) Detached multi-story parking structures.
 - (2) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
4. Site Development Standards
 - a. General Building Design and Orientation
 - (1) Large multi-story projects shall incorporate design variation within the project to create a sense of uniqueness and individuality.
 - (2) The monotony of straight building lines shall be remedied through the use of

staggered balconies, glass-encased sun porches, angled insets, floor-to-floor stepbacks and other architectural stylizations to enhance the visual appeal of monolithic structures.

- (3) All mechanical equipment shall be attractively screened from view not only at grade, but to the extent possible from other adjacent multi-story structures.
- (4) Accessory structures shall be compatible in design and materials with main building(s).
- (5) Recreational facilities shall be located in a manner to emphasize view and retain a modest level of privacy from adjacent multi-story structures; nuisance and visual conflicts shall additionally be considered.
- (6) Communal facilities shall be easily accessible and shall be designed in a manner to emphasize personal safety.
- (7) Site planning shall take into account optimum solar orientation of structures. As view orientation may not coincide with the former, detailed architectural design shall consider individual unit solar orientations.
- (8) Site planning shall minimize the incidences of one building shading another.
- (9) Architectural compatibility with other existing large-scale structures shall be considered.
- (10) Pedestrian linkages to primary recreation facilities in the surrounding area are to be encouraged.
- (11) Height 50 feet, not including rooftop mechanical equipment, except as noted on Exhibit C for locations where height of 200 feet may be allowed.

b. Off-Street Parking Design Criteria

- (1) All off-street parking shall be provided in accordance with Article Seven of this ordinance.
- (2) For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.
- (3) To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
- (4) Off-street parking shall be screened from the street by live landscaping, undulating earthen berms, low decorative walls or any combination of the above.
- (5) Surface parking areas and top floor parking areas of multi-story parking garages shall be screened from upper-story units by trees or lattice and trellis work or a combination of these and similar treatments. Such treatment shall cover no less than 50% of the exposed parking area.
- (6) For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.

c. On-Site Circulation

- (1) Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
- (2) A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
- (3) Walkway location shall assure convenient access between parking and dwelling units.

- (4) Central pedestrian/bike paths shall provide convenient access to bus stops, greenbelts, and public facilities.
 - (5) Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface textures.
 - (6) Walkway connections between buildings and street sidewalks are discouraged if they encourage on-street parking by residents.
- d. Bicycle Storage
- (1) Bicycle storage facilities shall be provided within the development in a convenient ground-floor location.
 - (2) One bicycle parking facility is required for every ten (10) off-street parking spaces required excluding developments which provide individually enclosed garages.
- e. Landscaping and Open Space
- (1) Landscape materials selected shall be:
 - (a) Compatible with one another and with existing material on the adjacent site.
 - (b) Complementary to building design and architectural theme.
 - (c) Varied in size (one- and five- gallon shrubs, five- and fifteen- gallon, and 24-inch box trees).
 - (2) Landscape treatment shall include:
 - (a) Lawn areas shall be established by sodding; other low ground covers as appropriate.
 - (b) Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - (c) Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines.
 - (d) Consistency with energy conservation efforts.
- f. Trash Enclosures
- (1) The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structures.
 - (2) The trash enclosure structure shall have heavy-gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
 - (3) The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
 - (4) The walls shall be a minimum of six feet in height, more if necessary for adequate screening.
 - (5) The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - (6) A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup. The minimum dimensions of the concrete apron for a single, two-cubic yard dumpster shall be: 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Refuse and Recycling Division. Paving material shall consist of 5' aggregate base rock and 6" Portland cement paving.

- (7) The enclosures shall be adequate in capacity, number and distribution.
- g. Signage
- (1) With the exception of the main project identification sign(s), all other signage shall comply with the stipulation of this text.
 - (2) A project identification sign is permitted at each major entrance into the complex. The sign shall be a monument type or incorporated into a low-profile decorative entry wall(s). The height of the monument sign shall not exceed five (5) feet. Area should not exceed 25 square feet.
 - (3) The primary material of the monument base or wall shall be decorative masonry such as brick, split-face concrete block, stucco or similar material which complements the design of the main building.
 - (4) Individual letters and project logo are permitted. The signage program shall be subject to the review and approval of the Community Development Director.
 - (5) No sign shall be closer than ten (10) feet to any property line.
 - (6) As allowed in Article Seven, Item G.4.

ARTICLE THREE: General Provisions for Business/Professional Use Areas (DELETED)

ARTICLE FOUR: General Provision for Commercial Use Areas

The commercial use areas are established to provide for a variety of facility types to allow for the diverse retail commercial needs of resident, tourist, and boater. The following provisions apply to all commercially zoned use areas within the Rivers Planned Development control area.

1. Front setbacks shall be measured from the ultimate public street right-of-way line.
2. All construction and development within the Rivers community shall comply with applicable provisions of the Uniform Building Code and other various Mechanical, Electrical, and Housing/Commercial Construction Codes related thereto. The codes shall prevail in commercial areas where there is any conflict between the said codes and the provisions in this text.
3. Temporary, special community events, such as parades, pageants, community fairs, athletic contests, carnivals and other similar uses, may be permitted in any area in the Rivers community by approval of the City Council upon application for the appropriate permit.
4. Any conditions, requirements, or standards, indicated graphically or in writing that are a part of a tentative map, use permit, variance or similar permit entitlements granted by the granted by the appropriate authority shall be in conformance with the Rivers Planned Development Land Use Regulations. Any use or development not in conformance with such conditions, requirements, or standards shall be in violation of the Rivers Planned Development Land Use Regulations.
5. When required by these regulations, a site development permit or use permit for a specific parcel, as appropriate, shall be submitted and approved prior to the issuance of any precise grading permit, building permit, or any change of use and occupancy permit.
6. In these land use regulations, for all land use areas when more than one description may apply to a given use, the more specific description shall determine if a use is allowed, allowed subject to an approved use permit, allowed subject to an approved site plan, or prohibited,
7. Any amendment to these land use regulations must include an amendment to other appropriate sections of the Rivers Planned Development Land Use Regulations.
8. At least twenty-one (21) calendar days prior to official action on any application for a use permit, variance permit, or building permit, the Community Development Director will forward such application to the Rivers Design Review Committee for their review, recommendations and approval in accordance with Article Eight.

9. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the County Jail of Yolo County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this article is committed, continued or permitted by such person, firm or corporation and shall be punishable as herein provided.

10. Applications for variances to the site development standards of these regulations shall be considered and processed in accordance with the City of West Sacramento.

11. The total commercial space is limited to 494,000 square feet of hotel-related Commercial convention-related space, retail commercial and marine commercial uses, as well as the necessary square footage for a 500-room hotel facility.

12. In order to meet the purpose and intent of PD-29, mixed-use structures with residential uses above parking, commercial and/or office floors is encouraged. To this end, the PD-29 CT/CR/CM use areas may be combined with the PD-29 RE/RF use areas. The site development standards for the PD-29 CM, CR, CT, RE, and refuse areas are intended to provide creative design flexibility for a single structure or cluster of structures. Approvals of mixed-use structure(s) proposal(s) will be as outlined in Article Eight.

A. PD-29 CT Tourist Commercial

1. Purpose and Intent. The PD-29 CT District is established to provide for a recreationally oriented multi-use hotel, convention center and retail core facility in a high/medium/low-rise combination structure(s). Only those additional uses are permitted that are complementary to and can exist in harmony with a tourist commercial/residential facility.

2. Zoning Area. The PD-29 CT zone shall be applied in the areas shown on Exhibit "C".

3. Permitted, Accessory and Conditional Uses

a. PD-29 CT Permitted Uses

(1) Tourist residential accommodations up to 500 units intended to be rented or leased by the day or week.

(2) As noted in Article Four, General Provision No. 12.

(3) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

b. PD-29 CT Accessory Uses

(1) Kitchens, kitchenettes or wet bar units in up to 10% of the tourist residential units.

(2) Public day-use recreational facilities.

(3) Parking facilities within the same structure as the permitted uses.

(4) Public lobby and sitting areas.

(5) Office, storage, and employee areas intended for the management of the permitted uses.

(6) Public-pedestrian corridors and outdoor passive-use areas.

(7) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

c. PD-29 CT Conditional Uses. The following conditional uses may be allowed within the PD-CT sub-area upon issuance of a conditional use permit by the Planning Commission.

(1) Attached or detached convention/meeting facilities up to 50,000 square feet.

(2) Attached or detached restaurant/cafeteria facilities up to six (6) establishments.

(3) Attached or detached retail commercial uses intended to principally serve

inhabitants of the permitted use up to 180,000 square feet.

(4) Indoor or outdoor recreation facilities intended to principally serve the inhabitants of the permitted use or owners and employees within one-half mile of the facility.

(5) On-sale liquor establishments up to six (6) establishments.

(6) Detached multi-story parking structures.

(7) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

4. Site Development Standards

(a) Lot Requirements - no limitation

(b) Building Regulations

(1) Setbacks: No improvements of any kind and no part thereof shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.

(a) Front yard: 20'

(a) Side: 20'

(b) Rear: 20'

(2) Setback Exceptions: The following improvements are specifically excluded from these setback provisions:

(a) Roof overhangs provided such overhangs do not extend more than three (3) feet into any required yard.

(b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.

(c) Paving and associated curbing, except that vehicle parking areas shall not be permitted within twenty-five (25) feet of the public street right-of-way.

(d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.

(e) Landscaping

(f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.

(g) Underground improvements

(3) Lot Coverage/Building Height

(a) No building site shall be covered with a building or buildings to an extent greater than 50 percent of the area of said site, excepting that an additional 30 percent of the site area may be covered for the purpose of parking structures, covered arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas or loading docks.

(b) Attached accessory buildings shall be considered as a part of the main building.

(c) Building width as limited by setbacks.

(4) The space between buildings shall be sufficient to allow the passage of emergency vehicles.

(5) Building height 50 feet maximum, except as noted on Exhibit C for locations where height of 200 feet may be allowed.

(6) Coverage bonus percentages may be wanted at the rate of one percent of coverage for each percent of accessible public-oriented space created specifically for use by the general public, such as: plazas, the building lobby, in addition to the entry to mini-park

or similar public benefit. In no case shall coverage exceed ninety percent.

c. Fences and Walls, Maximum Height

- (1) Within front setback area such use is prohibited.
- (2) Within other setback areas — the maximum height shall be six (6) feet, except that this maximum may be exceeded where higher walls are required by the Community Development Director for the purpose of noise mitigation or health and safety measures.

d. Signs

- (1) No billboard or advertising sign or device shall be permitted, other than the following:
 - (a) Those identifying the name of the business or firm occupying the premises; and
 - (b) Temporary signs offering the premises for sale or lease; any sign visible for more than 60 days is to be considered in violation.
- (2) Signs shall conform to setback lines unless specific approval to the contrary is granted by the Community Development Director.
- (3) No sign or identification on buildings or building sites shall be erected or maintained unless the size, design and locations of such signs are approved by the Community Development Director.
- (4) Signs which identify the name of the building shall be allowed as long as they do not project above the highest point of the building, are integral with or are attached flat against the building, or are suspended entirely beneath the canopy portion of the building. Animated or moving signs and flashing or oscillating lights, except time and temperature signs, shall be prohibited. The aggregate area of such signs shall not exceed one (1) square foot for each one linear foot of building frontage on any public street or public pedestrian promenade.
- (5) Freestanding appurtenant signs may be approved by the Community Development Director, subject to the following:
 - (a) Signs shall not exceed a height of ten (10) feet.
 - (b) Not more than one freestanding sign shall be allowed for each commercial center or group of buildings that have a common parking area
 - (c) Said sign shall not have a face area exceeding 25 square feet; however, only one face of a two-faced sign shall be counted in computing area
 - (d) Directional signs
- (6) As allowed in Article Seven, Item G.4.

e. Parking. All off-street parking and loading shall be provided in accordance with the City of West Sacramento Zoning Code and other applicable Agency requirements.

f. Landscaping

- (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Community Development Director, which approval shall not be unreasonably withheld. Such landscaping shall cover a minimum of twenty percent of the site unless bonus percentages are offered as per 4-.b-(6) of this article, in which case landscaped area may be 10 percent of the site.
- (2) Provision for watering and other maintenance facilities shall be provided for. Maintenance for the landscaped area shall be the responsibility of the owner/management.
- (3) Landscaping in accordance with the approved plan shall be installed prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.

g. Trash and Storage Areas. All storage of cartons, containers and trash shall be shielded

from view by containment within a building or by a wall enclosure not less than six (6) feet in height and, if uncovered, not within forty (40) feet of any residential area or outdoor public area.

- h. Lighting. All on-site lighting shall be designed and located so as to confine direct rays to the premises.

B. PD-29 CR Retail Commercial Use Area

1. Purpose and Intent. The PD-29 CR District is established to provide for the retail shopping needs of the Rivers residential community and surrounding neighborhoods.
2. Zoning Area. The PD-29 CR zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 CR Permitted Uses
 - (1) Indoor retail commercial uses intended to accommodate the buying needs of the general public of the following types of articles either separately or collectively:
 - (a) Apparel
 - (b) Apparel accessories
 - (c) Dry goods
 - (d) Hardware
 - (e) Art supplies
 - (f) Computer hardware and software
 - (g) Video and audio hardware and software
 - (h) Jewelry
 - (i) Timepieces
 - (j) Residential furniture
 - (k) Auto supplies
 - (l) Residential accessories and accent items
 - (m) Sporting supplies
 - (n) Floral supplies
 - (o) Stationery supplies
 - (p) Book, card, magazine, newspaper sales
 - (2) Indoor service uses of the following types intended to accommodate the personal service needs of the general public on site, either separately or collectively:
 - (a) Art galleries
 - (b) Beauty shops/barber shops
 - (c) Laundry/dry cleaning services
 - (d) Repair services for permitted retail commercial uses
 - (e) Pet grooming
 - (f) Exercise salons
 - (g) Travel agencies
 - (h) Copying services
 - (i) Banking services
 - (j) Real estate sales offices
 - (3) As noted in Article Four, General Provision No. 12.
 - (4) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

b. PD-29 CR Accessory Uses

- (1) Indoor public space.
- (2) Outdoor passive recreation areas.
- (3) Signs in accordance with PD-29 CR Zone Standards.
- (4) Attached multi-story parking structure.
- (5) Office and warehousing space in support of the permitted retail commercial use tenant, not to exceed 25% of the gross floor area utilized by any individual tenant. Floor area shall be based only on that retail space under the direct control of the individual tenant.
- (6) Office and service areas for the management of a structure.
- (7) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

c. PD-29 CR Conditional Uses. The following conditional uses may be allowed within the PD-29 CR sub-area upon issuance of a Conditional Use Permit by the Planning Commission:

- (1) Sit-down restaurants and cafes.
- (2) Fast-food restaurants.
- (3) Delicatessens.
- (4) Specialty food stores.
- (5) Grocery stores.
- (6) On-sale liquor establishments.
- (7) Off-sale liquor establishments.
- (8) Entertainment arcades.
- (9) Live or movie theaters.
- (10) Retail convenience stores.
- (11) Discount retail commercial establishments.
- (12) Business and services which by their nature consistently utilize hazardous materials of a toxic, radioactive, or inflammable nature in the conduct of their business or service.
- (13) Gas Station
- (14) Uses operating between the hours of 2 a.m. to 7 a.m.
- (15) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

4. Site Development Standards

a. Lot Requirements - no limitation

b. Building Regulations

- (1) Setbacks: No improvements of any kind and no part thereof shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.
 - (a) Front Yard: 20
 - (b) Side: 20'
 - (c) Rear: 20'
 - (d) Between structures: 20'
- (2) Setback Exceptions: The following improvements are specifically excluded from these setback provisions:
 - (a) Roof overhangs, provided such overhangs do not extend more than three (3) feet into any required yard.

- (b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.
 - (c) Paving and associated curbing, except that vehicle parking areas shall not be permitted within fifteen (15) feet of public right-of-way.
 - (d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.
 - (e) Landscaping.
 - (f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.
 - (g) Underground improvements.
- (3) Lot Coverage/Building Height
- (a) No building site shall be covered with a building or buildings to an extent greater than 50 percent of the area of said site, excepting that an additional 30 percent of the site area may be covered with carports, open arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas.
 - (b) Attached accessory buildings shall be considered as a part of the main building.
 - (c) Building with as limited by setbacks.
 - (d) Building height: 50', maximum
 - (e) Coverage bonus percentage may be granted at the rate of one percent of coverage for each percent of accessible public space created for use by the general public.
- c. Fences and Walls, Maximum Height
- (1) Within front setback area - three and one-half (3 1/2) feet maximum.
 - (2) Within other set back areas - the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director for the purpose of noise mitigation or health and safety measures.
- d. Sign. Signs shall be allowed in accordance with Article Four Section A.4.d.
- e. Parking
All off-street parking and loading shall be provided in accordance with Article Seven.
- f. Landscaping
- (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Community Development Director, which approval shall not be unreasonably withheld. Such landscaping shall cover a minimum of twenty percent of the she unless bonus percentages are offered as per 4-b-3-e of this article, in which case landscaped area may be 10 percent of the she.
 - (2) Provision for watering and other maintenance facilities shall be provided for. Maintenance for the landscaped area shall be the responsibility of the owner/management
 - (3) Landscaping in accordance with the approved plan shall be installed prior to the issuance of necessary occupancy permit and shall be properly maintained by the occupant thereafter.
- g. Trash and Storage Areas. All storage of cartons, containers and trash shall be shielded from view by containment within a building or by a wall enclosure not less than six (6) feet in height and, if uncovered, not within forty (40) feet of any residential area or outdoor

public area.

- h. Lighting. All on-site lighting shall be designed and located so as to confine direct rays to the premises.

C. PD-29 CM Marine Commercial Use Area

1. Purpose and Intent. The PD-29 CM District is established to provide facilities to meet the marine-oriented retail needs of both resident and visiting boating
2. Zoning Area. The PD-29 CM zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 CM Principal Permitted Uses
 - (1) The operation of a ship's chandlery, including the sale and supply of all items normally provided in a ship's chandlery.
 - (2) Bait and tackle shop
 - (3) Boat sales and rentals with necessary dockage space.
 - (4) Merchandising and service establishment such as a coffee shop, carry-out beverage/food facilities, and snack bar.
 - (5) The maintenance and operation of a boat and boat supply sales
 - (6) The maintenance and operation of a complete fueling facility for pleasure boats both afloat and on trailers.
 - (7) Harbor master office and accompanying residential unit.
 - (8) Harbor security office, sheriffs' land and water patrol office.
 - (9) As noted in Article Four, General Provision No. 12.
 - (10) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 CM Permitted Accessory Uses
 - (1) The operation of a boat launching ramp.
 - (2) A sports-fishing, charter boat concession with necessary office, ticketing and dockage space.
 - (3) The maintenance and operation of a boat repair shop limited to the alteration, maintenance and repair of the rigging, sails engines and accessories of small craft.
 - (4) Facilities to accommodate various other merchandising or service businesses for sportsmen, retail provisioning, in conjunction with other merchandising or service businesses for sportsmen; skin diving sales and services.
 - (5) Bait receivers.
 - (6) Automobile parking, restroom and shower facilities for boat owners.
 - (7) The maintenance and operation of a boat and boat supply sales facility.
 - (8) Public room or rooms for meetings, conferences, etc.
 - (9) Restaurant and cocktail lounges.
 - (10) Boat Clubs.
 - (11) Boat Brokerage.
 - (12) Maxine Insurance.
 - (13) Signs in accordance with PD-29 CM Zone Standards.
 - (14) Public day-use area
 - (15) Public access ancillary uses.
 - (16) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

c. PD-29 CM Conditional Uses

Such uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.

4. Site Development Standards

a. Lot Requirements - no limitation

b. Building Regulations

(1) Setbacks: No improvements of any kind, and no part thereof, shall be constructed, placed, extended or permitted to remain on any site closer to a property line than herein provided.

(a) Front Yard: 20'

(b) Side: 20'

(c) Rear: 20'

(d) Between structures: 20'

(2) Setback Exceptions: The following improvements are specifically excluded from these setback provisions:

(a) Roof overhangs, provided such overhangs do not extend more than three (3) feet into any required yard.

(b) Steps, walks, and open arcades which have been specifically approved by the Community Development Director.

(c) Paving and associated curbing, except that vehicle parking areas shall not be permitted within fifteen (15) feet of public right-of-way.

(d) Fences and screen walls, except that no fence or screen wall shall be placed within the street setback area unless specifically approved by the Community Development Director.

(e) Landscaping.

(f) Planters, not to exceed two (2) feet in height, three and one-half (3 1/2) feet in overall height when planted and maximum 25 percent of public right-of-way frontage, which have been specifically approved by the Community Development Director.

(g) Underground improvements.

(3) Lot Coverage/Building Height

(a) No building site shall be covered with a building or buildings to an extent greater than 50 percent of the area of said site, excepting that an additional 30 percent of the site area may be covered with carports, open arcades, or similar structures if approved by the Community Development Director. This exception shall not apply to covered storage areas.

(b) Attached accessory buildings shall be considered as a part of the main building.

(c) Building width as limited by setbacks.

(d) Building height: 50', maximum.

(e) Coverage bonus percentage may be granted at the rate of one percent of coverage for each percent of accessible public space created for use by the general public.

c. Fences and Walls, Maximum Height

(1) Within front setback area - three and one-half (3 1/2) feet maximum.

(2) Within other setback areas - the maximum height shall be six (6) feet, except that this maximum may be exceeded when higher walls are required by the Community Development Director for the purpose of noise mitigation or health and safety measures.

- d. Signs. Signs shall be allowed in accordance with Article Four Section A.4.d.
- e. Parking. All off-street parking and loading shall be provided in accordance with Article Seven.
- f. Landscaping
 - (1) Every site on which a building shall have been placed shall be landscaped according to plans approved by the Community Development Director, which approval shall not be unreasonably withheld. Such landscaping shall cover a minimum of twenty percent of the site unless bonus percentages are offered as per 4-b-3-e of this article, in which case landscaped area may be 10 percent of the site.
 - (2) Provision for watering and other maintenance facilities shall be provided for. Maintenance for the landscaped area shall be the responsibility of the owner/management
 - (3) Landscaping in accordance with the approved plan shall be installed prior to the issuance of necessary occupancy permits and shall be properly maintained by the occupant thereafter.
- g. Trash and Storage Areas. All storage of cartons, containers and trash shall be shielded from view by containment within a building or by a wall enclosure not less than six (6) feet in height and, if uncovered, not within forty (40) feet of any residential area or outdoor public area.
- h. Lighting. All on-site lighting shall be designed and located so as to confine direct rays to the premises.

ARTICLE FIVE: General Provisions for Recreational Use Areas

A variety of recreational areas have been established in the Rivers Planned Development for the purpose of providing diversity in the recreational opportunities available. The following provisions apply to all recreationally zoned use areas:

- 1. Front setbacks shall be measured from the ultimate public street right-of-way line.
- 2. All construction and development within the Rivers community shall comply with applicable provisions of the Uniform Building Code and other various Mechanical, Electrical, and Housing Codes related thereto. The codes shall prevail where there is any conflict between the said codes and the provisions in this ten
- 3. Temporary, special community events, such as parades, pageants, community fairs, athletic contests, carnivals and other similar uses, may be permitted in any area in the Rivers community by approval of the City Council upon application for the appropriate permit.
- 4. Any conditions, requirements, or standards, indicated graphically or in writing that are a part of a tentative map, use permit, variance or similar permit entitlements granted by the wanted by the appropriate authority shall be in conformance with the Rivers Planned Development Land Use Regulations. Any use or development not in conformance with such conditions, requirements, or standards shall be in violation of the Rivers Planned Development Land Use Regulations.
- 5. When required by these regulations, a site development permit or use permit for a specific parcel, as appropriate, shall be submitted and approved prior to the issuance of any precise grading permit, building permit, or any change of use and occupancy permit.
- 6. In these land use regulations, for all land use areas when more than one description may apply to a given use, the more specific description shall determine if a use is allowed, allowed subject to an approved use permit, allowed subject to an approved site plan, or prohibited.
- 7. Any amendment to these land use regulations must include an amendment to other appropriate sections of the Rivers Planned Development Land Use Regulations.
- 8. At least twenty-one (21) calendar days prior to official action on any application for a use permit, variance permit, or building permit, the Community Development Director will forward

such application to the Rivers Design Review Committee for their review, recommendations and approval in accordance with Article Eight.

9. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the County Jail of Yolo County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this article is committed, continued or permitted by such person, firm or corporation and shall be punishable as herein provided.
10. Applications for variances to the site development standards of these regulations shall be considered and processed in accordance with the City of West Sacramento Zoning Code.

A. PD-29 RMH Recreational Marina/Harbor Use Area

1. Purpose and Intent. The PD-29 RMH District is established for the establishment, improvement and conduct of a marina/harbor and for the development of all marina support RMH services and facilities necessary or convenient for the promotion and accommodation of commerce, navigation and public use. Only those additional uses are permitted that are complementary to, and can exist in harmony with, a marina/harbor.
2. Zoning Area. The PD-29 RHM zone shall be applied in the areas shown on Exhibit "C".
3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RMH Principal Permitted Uses
 - (1) Boat slips and docking facilities
 - (2) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RMH Permitted Accessory Uses
 - (1) Marine fueling facility.
 - (2) Boat launching facility.
 - (3) Convenience docking.
 - (4) Transient boat berthing.
 - (5) Harbor Patrol dock.
 - (6) Sport fishing/charter tour boat landing ticketing office.
 - (7) Fish weighing station.
 - (8) Boat storage facilities, pier, anchorages, aids to navigation and public utilities.
 - (9) Marina waste water pump-out facility.
 - (10) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - c. PD-29 RMH Conditional Uses. Such uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
4. Site Development Standards
 - a. Building site area - no limitation
 - b. Building site width - no limitation
 - c. Covered boat storage height - Eighteen (18) feet above the 100-year flood elevation maximum permitted as measured at average mean low water level, unless otherwise provided for by an approved site development permit or use permit.
 - d. Walls and fences as conditionally approved in order to meet public safety and the criteria of this ordinance.

- e. Trash and Storage Areas - All storage cartons and trash shall be shielded from view by containment within a building or within an area enclosed by a wall not less than 6 feet in height and, if covered, not within 40 feet of any residential area.
- f. Construction of seawalls and similar protective devices within the marina shall only be permitted when required to serve river-dependent uses or to protect existing structures or public areas in danger from erosion and when designed to mitigate adverse impacts on local river edge lines.
- g. Adequate provisions for safe public access shall be required for each development permit along the shoreline of or within the marina. The amount of access required will be commensurate with the size and type of development
- h. Use of boats as permanent residences shall be limited to a maximum of 10 percent of total available slips. Houseboats shall be prohibited.
- i. Use of boats as temporary residences, not to exceed three (3) days, shall not be subject to the restrictions in "i" above.
- j. A marina walkway will be provided and integrated with future uses.
- k. All on-site lighting shall be designed and located so as to confine direct rays to the premises.

B. PD-29 RGC Recreational Golf Course Use Area

- 1. Purpose and Intent. The PD-29 RGC District is established for the development of a golf course and all golf-related services and facilities for an 18-hole golf course and associated accessory uses.
- 2. Zoning and Area. The PD-29 RGC zone shall be executed in the areas as shown on Exhibit "C".
- 3. Permitted, Accessory and Conditional Uses
 - a. PD-29 RGC Principal Permitted Uses
 - (1) 18-hole golf course
 - (2) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. PD-29 RGC Permitted Accessory Uses
 - (1) Golf Pro-Shop
 - (2) Coffee shop/restaurant/bar
 - (3) Driving range
 - (4) Putting green
 - (5) Vehicular parking
 - (6) Golf-cart storage and rental
 - (7) Maintenance yard
 - (8) Administrative Offices
 - (9) Related recreational uses, including swimming and racquet sports.
 - (10) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - c. PD-29 RGC Conditional Uses

Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
- 4. Site Development Standards
 - a. Building site area - no limitation
 - b. Building site width - no limitation

- c. Building height - Thirty-one (31) feet maximum permitted unless otherwise provided for by an approved site development permit or use permit.
- d. Building site coverage - minimal necessary to provide for accessory uses.
- e. Building setbacks - All buildings, structures, and parking facilities shall be set back a minimum often (10) feet from all property lines and any public or private street, unless otherwise provided for by an approved site development permit or use permit.
- f. All off-street parking and loading shall be provided in accordance with the City of West Sacramento Zoning Code and other applicable Agency requirements.
- g. Walls and fences required for safety, security, and aesthetic purposes.
- h. Landscaping - As may be required by the conditions of approval for a site development permit or use permit.
- i. Trash and Storage Areas - All storage cartons and trash shall be shielded from view by containment within a building or within an area enclosed by a wall not less than 6 feet in height and, if towered, not within 40 feet of any residential area.
- j. Signs - as allowed in Article Seven, Item G.4.

C. PD-29 OS Open Space Use Area

1. Purpose and Intent. The OS District is established to provide for uses which serve the outdoor recreational and educational needs of the Rivers neighborhood and surrounding community while protecting resources of notable scenic, natural, geological, or historical value. It is intended that any building structure or other constructed element permitted in this district shall be subordinate to that purpose and intent. A minimum of 27.9 acres + shall be allowed for public open space use.
2. Zoning Area. The PD-29 OS zone shall be implemented in the form of:
 - a. A linear open space extending the length of the extension of River Bank Road at the south edge of the levee, with the approval of the competent authorities as shown on Exhibit "C".
 - b. A scenic riverfront overlook directly across from the County of Sacramento's Discovery Park, providing both visual and physical access to the Sacramento River, and
 - c. A continuous pedestrian corridor at the edge of or near the Sacramento River.
 - d. The preservation, enhancement and protection of existing riparian forest along the edge of the Sacramento River.
3. Permitted, Accessory and Conditional Uses
 - a. Principal Uses Permitted. Any of the following uses are allowed except as provided in other subsections herein
 - (1) Parks and playgrounds/pedestrian and bicycle
 - (2) Trails
 - (3) Buffer greenbelts
 - (4) Archaeological sites
 - (5) River access, public only
 - (6) Historical or botanical preserves
 - (7) Horticultural experimentation/arboretum
 - (8) Scenic overlooks
 - (9) Such other uses as deemed by the Planning Commission to be consistent with the purpose and intent of the zoning area.
 - b. Conditional Uses
 - (1) Any use which the Planning Commission finds consistent with the purpose and intent of the OS District of the Lighthouse Marina Planned Development Concept Plan.

- (2) Outdoor commercial recreation
 - (3) Utility and government uses
 - (4) Day-use facilities
 - (5) Seasonal river-oriented commercial activities that further enhance the public experience of the river.
 - (6) Park concessionaires.
 - c. Prohibited Uses. The following uses are specifically prohibited in this area, except as provided in other subsections herein:
 - (1) All uses not listed as allowed under a. or b.
 - (2) Any use that restricts or limits public access, unless provided for by an approved use permit.
 - (3) Signs not provided for by an approved use permit or site development permit.
 - (4) Any use inconsistent with the goals and intentions of Open Space and which would intrude on the execution of such goals and intentions.
4. Site Development Standards
- a. Building site area - no limitation
 - b. Building site width - no limitation
 - c. Building height - one-story above 100-year floodplain
 - d. Building site coverage - shall be minimal amount necessary to shield and protect park concessionaires.
 - e. Building setbacks - All buildings, structures, and parking facilities shall be set back a minimum of ten (10) feet from all property lines and any public or private street, unless otherwise provided for by an approved site development permit or use permit.
 - f. Off-street parking per City of West Sacramento Zoning Code.
 - g. Walls and fences shall not be placed where obstruction to high water flows would occur.
 - h. Landscaping - As may be required by the conditions of approval for a site development permit or use permit.
 - i. Trash and Storage Areas - All storage canons and trash shall be shielded from view by containment within a building or within an area enclosed by a wall not less than 6 feet in height and, if covered, not within 40 feet of any residential area.
 - j. Construction of seawalls and similar protective devices shall only be permitted when required to serve river-dependent uses or to protect existing structures or public areas in danger from erosion and when designed to mitigate adverse impacts on local river edge lines.
 - k. Adequate provisions for safe public access shall be required for each development permit along the shoreline of or within the marina. The amount of access required will be commensurate with the size and type of development
 - l. A riverfront walkway will be provided, and integrated with future uses.
 - m. All on-site lighting shall be designed and located so as to confine direct rays to the PD-29 OS Zone.
 - n. Signs - as allowed in Article Seven, Item G.4.

ARTICLE SIX: General Provisions for Overlay Districts

The overlay district is established to provide additional regulations to the established "base" zone. The intent of the overlay districts is to:

- a. Preserve and enhance certain valuable physiographic characteristics;
- b. Insure the public safety, health and welfare; and

- c. Encourage the desired and intended level of physical design.

A. PD-29 FP Floodplain District

1. Purpose and Intent. The PD-29 FP District is established to provide additional land use regulations to other established districts in the Rivers Community with which it is combined or overlaid. These regulations are intended to prevent loss of life and property caused by floods and to satisfy criteria promulgated by the Federal Insurance Administration for providing flood insurance eligibility to property owners.
2. Overlay Zone Area – All property identified as being in Flood Zone A in FEMA Maps.
3. Permitted, Accessory, Conditional and Prohibited Uses as per “base” zone.
4. Site Development Standards
 - a. As per “base” zone.
 - b. As described and enumerated in City of West Sacramento Zoning Code for same such zone.
 - c. As limited by State and Federal Codes and Regulations.

B. PD-29 FLP Flood Protection Levee Overlay Zone

1. Purpose and Intent. The PD-29 FLP District is established to provide additional land use regulations to other established districts in the Rivers community with which it is combined or overlaid. These regulations are intended to prevent loss of life and property caused by floods.
2. Overlay Zone District Boundary. To be determined by final location of all levee and/or flood wall, levee combination areas.
3. PD-29 FLP Permitted, Accessory Conditional and Prohibited Uses - As per “base” zone
4. Site Development Standards
 - a. As per “base” zone
 - b. As limited by State and Federal Codes and Regulations

ARTICLE SEVEN: Special Regulations

The Rivers is being created as a planned unit development composed of a variety of land uses intended to provide an interrelated total environment, utilizing a common theme, while encouraging architectural variation.

These development regulations are established for the purpose of achieving a goal of commonality in detailed development plans for the project area. The duties and responsibilities of the Rivers Design Review Committee are defined in the Community Charter which is to be recorded for the Rivers Planned Development.

The Design Review Committee as well as all governing jurisdictions shall adhere to the following general objectives in reviewing development plans for the Rivers.

1. To provide adequate natural light, pure air and safety from fire and other dangers.
2. To enhance the value of land and structures within the Rivers.
3. To minimize congestion due to vehicular and pedestrian circulation within the project area.
4. To preserve and enhance the aesthetic values throughout the Rivers.
5. To promote public health, safety, comfort, convenience and general welfare.

These objectives are intended as a supplement to existing City Ordinances and the Community Charter to achieve the desired development goals. Amendments to these development guidelines can be adopted by the City of West Sacramento Planning Commission, in conjunction with the Rivers Design Review Committee.

A. General

All the elements of the Rivers shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be in architectural harmony with other surrounding areas. Living ground cover with permanent irrigation interspersed with tree planting, walkways, rest areas and service facilities will tie together the individual elements throughout the project. Consideration shall be given to preserving existing trees and desirable topographic features.

It shall be the intention of the Community Development Director to achieve the goal, as envisioned for the Rivers, by encouraging design which will emphasize harmonious relationships between man and his environment.

B. Landscaping

A plan for landscaping and pedestrian circulation shall be established to insure continuity in design and landscaping patterns. The species, size and spacing of trees and other planting materials shall conform to the approved planting list, which encourages species requiring minimal irrigation and fertilization. All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. **Front-Yard Setback Area:** Landscaping in these areas shall consist of an effective combination of trees, ground cover and shrubbery.
2. **Side and Rear-Yard Setback Area:** All unpaved areas not utilized for planting and storage shall be landscaped utilizing live plant material consisting of ground cover and/or shrubbery and tree material. Undeveloped areas proposed for future expansion development shall be maintained in a weed-free condition but need not be landscaped. Boundary landscaping is required on all interior property lines. Said areas shall be placed along the entire breadth of these property lines or be of sufficient length to accommodate the number of required trees. Trees, equal in number to one (1) tree per twenty-five (25) linear feet of each property line, shall be planted in the above-defined areas in addition to required ground cover and shrub material.
3. **Parking Areas:** Trees, equal in number to one (1) per each five (5) parking spaces, or equivalent landscaping, shall be provided in the at-grade planting area.
4. **Trees:** Any regulated activity affecting Street Trees, Landmark Trees and Heritage Trees as such terms are defined in the City's Tree Ordinance shall be done in compliance with the Tree Ordinance.

C. Pedestrian Circulation

The schematic plan set forth in "B" of this Article shall include a system of pedestrian and bicycle ways. Plans for the development of each parcel shall include a walkway system as indicated on the schematic plan or on an approved amendment to such schematic plan. An exhibit shall be approved and included in this schematic plan that indicates the typical treatment of walkway system design if it is to be located in the setback area adjacent to a public street. An exhibit shall be approved and included within this document that indicates typical design requirements for walkway materials, planting, shade structures, benches, light standards, and other elements of the walkway system. Planting shall conform to an approved planting list, which shall also be approved and included within this document.

D. Parking Area Standards

Adequate off-street parking shall be provided to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking. Parking requirements as follows or as per City of West Sacramento Zoning Code for uses not specified hereunder.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site.

Where parking is provided on other than the site concerned, a recorded document shall be approved by the City Attorney and filed with the Community Development Department and signed by the owners of the alternate site stipulating to the permanent reservation of use of the site for said parking.

The following guide shall be used to determine parking requirements:

1. Office: One (1) space for each 250 square feet of gross floor area.
2. Restaurants, Cafes, and Bars: One (1) space for each 100 square feet of bar area, 1 space for each 300 square feet of food preparation area, and 1 space for each 100 square feet of seating/serving area.
3. Commercial: One (1) space for each two hundred (200) square feet of gross floor area. One (1) loading space for each ten thousand (10,000) square feet of gross floor area.
4. Hotels: One (1) space for each guest room.
5. Residential: As described in each residential land use area of PD-29.
6. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. Such barriers shall be so designated and located to prevent parked vehicles from extending beyond property lines of parking lots and garages or into yard spaces where parking is prohibited and to protect drainages from parking lots.
7. Curbs and drives shall be constructed in accordance with the current requirements of the City of West Sacramento.
8. Shared parking may be approved where the applicant demonstrates that multiple uses will reduce the actual amount of parking needed.

D. Exterior Lighting

1. Fixture types used shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve. Fixture type in landscape or walkway areas shall utilize anodized aluminum standards with various mounting heights.
2. Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
3. Lighting design shall be such as not to produce hazardous and annoying glare to motorists and building occupants or the general public. Indirect lighting is recommended.
4. Recommended maintained illuminances for commercial parking areas shall be 2.0 average foot candles and 0.7 minimum foot candles and for multifamily residential parking areas shall be 1.5 average foot candles and .5 minimum foot candles.
5. All on-site lighting shall be designed and located so as to minimize light trespass to the adjacent premises.

E. Building Standards

1. Exterior Wall Materials
 - a. The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction and to prevent indiscriminate and insensitive use of materials and design.
 - b. Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.
 - c. Concrete block exposed to the exterior shall not be acceptable to any purpose or use.
 - d. The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.

2. Colors. All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.
3. Roof Projections
 - a. Large items such as air conditioning, ventilating, other mechanical equipment shall be screened or enclosed in such manner as to hide such equipment.
 - b. Projections shall be painted to match roof or building.
4. Garbage, Loading Dock, and Other Services Screening
 - a. These elements shall be so located as to cause no nuisance to the general public, occupants of the same and other buildings.
 - b. They shall be located in the most inconspicuous manner possible.
 - c. All garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.
 - d. These facilities shall be integral with the concept of the building planning and in no way attract attention because of their unplanned character.
5. Mechanical Equipment
 - a. All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible to the general public.
 - b. If concealment within the building is not possible, then such utility elements shall be concealed by screen.
 - c. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the related buildings. These structures may exceed the maximum height limit.
 - d. Underground utility lines throughout the project shall be required.
 - e. All mechanical equipment shall be located in such a manner to not to cause nuisance or discomfort from noise, fumes, odors, etc.
6. Exterior Fire Stairs. Non-enclosed, exterior fire stairs in no case shall be permitted.
7. Temporary Structures
 - a. The only temporary structures permitted shall be those attendant to the construction of improvements on the site of a particular parcel or in connection with construction of any public improvements. Such structures will be removed upon the recording of a Notice of Completion for each work of improvement. Additionally, temporary structures for marketing and sales offices are authorized but must be removed upon obtaining of a Certificate of Occupancy of a permanent building, or if such case is not applicable, authorization by Community Development Director to permit such use for every 12 months shall be required.
 - b. Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.
 - c. Such structures may include modular units, construction/office trailer or security facilities.
8. Walks and Plaza Materials. Materials selected for walks and plazas shall be related to the materials of the buildings and compatible with walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Patterns for plaza paving should have an obvious relationship to the buildings.

F. Sign Regulations

The purpose of the Sign Regulations is to set forth the criteria to be used in evaluating proposals for all signing. This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the Rivers, safeguard and enhance property values, and will encourage

signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of West Sacramento Sign Ordinance as well as other regulations noted for each zone category. In all cases, the most restrictive requirements will apply.

1. General Requirements

- a. In no case shall flashing, moving, or audible signs be permitted.
- b. In no case shall the wording of signs describe the products, sold, prices, or any type of advertising except as part of the occupant's place name or insignia.
- c. No signs of any sort shall be permitted on canopy roofs or building roofs.
- d. No sign or any portion thereof may project above the building or top of wall upon which it is mounted.
- e. No signs perpendicular to the face of the building shall be permitted, where visible from any public right-of-way.
- f. All signs in **the Rivers** shall be placed flat against the building to which they are attached.

2. Design Requirements

- a. The location of signs shall be only as shown on the approved improvement plan.
- b. Painted lettering will not be permitted.
- c. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- d. No exposed conduit, tubing, or raceways will be permitted.
- e. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
- f. All conductors, transformers, and other equipment shall be concealed.
- g. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
- h. Location of all openings for conduit and sleeves in sign panels of building walls shall be indicated by the sign contractor on drawings. Installation shall be in accordance with the approved drawings.
- i. No sign maker's labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

3. Miscellaneous Requirements

- a. Each occupant in a commercial or business zone will be permitted to place upon each entrance to its premises not more than 144 square inches of gold leaf or decal application, lettering, not to exceed two inches in height, indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
- b. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Design Review Committee in two inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied.
- c. Occupants may install street address numbers as the U.S. Post Office requires in the exact location stipulated.

4. Special Signing

- a. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted within the occupant's lease line or property line if approved by the Community Development Director.
- b. The provisions of these Sign Regulations, except as otherwise expressly provided herein, shall not be applicable to the identification signs of any large department-type store, and it shall be understood and agreed that those occupants may have their usual identification signs on their buildings; however, there shall be no rooftop signs, or signs which extend above the parapet wall of the roof line of the building to which they are attached. Further, no sign shall be permitted that is flashing, moving or audible or placed perpendicular to the building.
- c. Informational and directional signs relating to pedestrian and vehicular flows within the Rivers project area shall conform to standards set forth in a master sign program identifying style, color and coordinated graphics to be approved by the Community Development Director prior to issuance of a sign permit for any permanent informational or directional signs.
- d. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building(s) designates said structure(s) fit for occupancy or the tenant is occupying said building(s), whichever occurs first.
- e. Upon removal of the sign described in 4.d. above, a sign advertising the sale or lease of the site or building shall be permitted.
- f. Permanent directional and identification signs for the Rivers project, exceeding one hundred twenty-five (125) square feet (single face) for any one location shall be permitted but subject to use permit.
- g. Temporary signs related to seasonal concessions may be granted as procedurally outlined in Item "N" of this Article.
- h. Temporary real estate signs for the Rivers Project of not more than 100 square feet (single face) for 3 locations shall be permitted subject to Community Development Director's approval.

ARTICLE EIGHT: Development Permit Regulations and Procedures

The objective of the requirement for specific site plans for specific parcels is to provide a logical sequence of community and governmental review and input. Such approved site plans for each area or sub-area are supplements to the Rivers Land Use Regulations.

The purpose of such site development permits is to provide for review of the detailed final plans of a project with respect to the architectural design, materials, colors, landscaping, and relationship to surrounding uses for an entire project. A site plan may also be approved to establish development standards.

A. Regulations and Procedures

1. The provisions of this ordinance are intended to supersede the requirements of the City of West Sacramento Zoning Code. Where events or circumstances occur which are not cited by this ordinance, the provision found in the previously cited chapters shall be utilized in resolving those events or circumstances.

2. Definitions of words or procedures utilized in this ordinance shall be the same as defined in the City of West Sacramento Zoning Code or clarified through interpretation by the City of West Sacramento Planning Commission or its designee.
3. Approval of Plans - All improvements constructed, placed, altered, maintained or permitted on any land in the PD-29 District shall be required to comply with the requirements of the City of West Sacramento, the Site Plan Approvals.
4. Modifications and Interpretations
 - a. The Zoning Administrator may approve minor modifications of the development plans or standards of PD-29 pursuant to the authority of West Sacramento Zoning Ordinance. Should the matter involve a modification not determined by the Zoning Administrator to be minor, a change may be granted by the Planning Commission, pursuant to the provisions of the Zoning Ordinance.
 - b. The site development standards of each land use sub-area of PD-29 are intended to facilitate flexible, creative urban design plans for coordinated mixed-use developments. Land use sub-areas granted ability to participate in mixed-use design strategy (PD-29 RE/RF/CT/CR/CM) shall submit schematic plans in accordance with Article Eight, Section N.
 - c. Upon the adoption of the schematic master plans by the City Council, the site development standards in Articles Two through Six shall be replaced by the standards set forth in the schematic (master) plan. The limits set for in this section shall supersede that noted in Section K of Article Eight.

B. Review of Subsequent Project Applications

To the intent not prohibited by applicable law or the conditions of approval of any previous entitlement, or terms of a development agreement, the City of West Sacramento shall not accept any application from an applicant or property owner who is in violation of a previous entitlement. All violations must be fully resolved to the satisfaction of the City before additional applications will be accepted. Any rejections of such an application may be appealed by the applicant to the Planning Commission.

C. Creation of Area or Sub-Area

No person shall create a lot or parcel upon which there will exist more than the number of dwelling units or maximum percentage of land coverage permitted by this Ordinance, except that more than such maximums may be created in connection with portions of a subdivision, which subdivision meets such standards as a whole, and the tentative map of which is approved by the City.

D. Protection of Subsequent Buyers

Where a lot or parcel is divided, the person making the division shall calculate the number of dwelling units and land coverage allocable to each of the resulting lots or parcels and shall note such allocations in the deeds to such resulting lots or parcels and on the lot or parcel map, if any, that is used to record such division.

E. Condominium/Time-Share Conversions

All conversions of residential, commercial, and office uses after the original approval of the project shall be subject to the requirements of the City of West Sacramento Zoning Code. The requirements shall be complied with prior to or in concert with the recordation of any required map.

F. Variances and Modifications

1. Variances from the terms of this Ordinance shall be granted by City of West Sacramento only if it is found that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the ordinance deprives

such property of privileges enjoyed by other property in the vicinity and within the same use district, and the application shows that be cannot make any reasonable use of the property if this Ordinance is applied. Where such conditions are found, the variance permitted shall be the minimum departure from existing regulations necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use and shall not exceed 10 percent of the allowable standard.

2. The Planning Commission may grant variances and modifications to the land uses densities and intensities consistent with the EIR/EIS and consistent with Article Eight, Item 4. Appeals of decisions may be exercised pursuant to Article Eight.

G. Findings

A final decision on a permit or variance requiring review by the local jurisdiction shall include a statement of law and findings of the fact, separately stated. The statement of law shall specify the applicable statute, plan, or ordinance or rule and whether the statute, plan, ordinance or rule has been complied with. The findings of fact shall specify the items of evidence in the administrative record which support the decision.

H. Burden of Proof

The burden of proof is on the applicant to show an entitlement or an entitlement to a permit or variance pursuant to this Ordinance.

I. Violation of Ordinance

Violation of this ordinance or of the City Code of West Sacramento Zoning shall be a misdemeanor. Each day of violation constitutes a separate offense. Compliance or relief of violations may be sought by the City in either Municipal Court or Superior Court, depending on the degree of violation determined by the City.

1. Stop Order and Revocation of Permits

- a. Whenever the City of West Sacramento determines that any permit, approval of subdivision map or maps, whether tentative or final zoning matter, or variance or use permit, or any action being taken thereunder or any action not taken, under color of a permit, is in conflict with any ordinance of the City or determines that any such action is in conflict with any rule, regulation or policy of the City, such officer of the agency may issue a stop order which shall prohibit any action thereunder for a period of thirty-five (35) days. Such stop order shall be in writing, shall set forth the violations alleged to exist and may list remedies to be undertaken to correct the violations.

The person receiving such a stop order shall report in writing to the officer or body issuing the order within forty-eight (48) hours the steps proposed to be taken to correct the violations. Such stop order may be extended by the Planning Commission for a period of not to exceed an additional thirty-five (35) days upon opportunity for hearing being extended to the affected parties. During the period of such stop order, the Commission shall review the matter as herein provided. A stop order issued pursuant to this section may be withdrawn by the Planning Commission or by the officer who issued it upon a finding that the circumstances giving rise to the stop order no longer exist. In addition or instead of the measures set forth, the Commission may revoke a permit upon finding violation of the approval or conditions thereto, and may cause to be removed all improvements constructed in reliance upon such permit, with costs to constitute a lien on the property. The Commission may also order restoration of the property.

- b. The City may suspend any permit or other approval whenever there has been a false statement or misrepresentation in the application as to any material fact on which the permit was based.

- c. The City may suspend a permit or other approval whenever a violation of the provisions of this Ordinance or of Conditions of Approval made pursuant to provisions of this Ordinance are found to exist.
- d. The City, after a hearing, may revoke the permit and may cause to be removed all improvement constructed in reliance upon such permit, and may seek reimbursement for all costs incurred. The Agency may also order restoration of the property.
- e. Any person may appeal to the City Council the imposition of any Condition of Approval, denial of a permit or other approval or revocation of a permit made by the Agency staff if such appeal is made in writing within fifteen (15) days after receiving notice from the staff to impose conditions or deny permits or other approvals.

J. Determination of Use

Where a combination of permitted, accessory and/or conditional uses are proposed within a single structure, the determination of the principal character of that structure shall be based on the floor area and/or intensity of use of each component. Standards of development shall be based on the requirements of each use.

K. Hazardous Materials

It shall be the responsibility of all applicants for any permitted, accessory, or conditional use to provide in the application for the safe delivery, storage, use and disposal of any hazardous materials to be used in the conduct of that use. Hazardous materials shall include toxic, radioactive and inflammable products. Where disposal involves a public utility, prior written concurrence shall be obtained from that utility. Examples of measure could include a lockable fire-resistant area in a dwelling to shielded fireproof and monitored storage areas in businesses.

L. The Rivers Planned Unit Development Design Review Committee

The Design Review Committee shall be so powered as per specifications in the Community Charter for The Rivers Planned Development.

M. Procedures for Approval

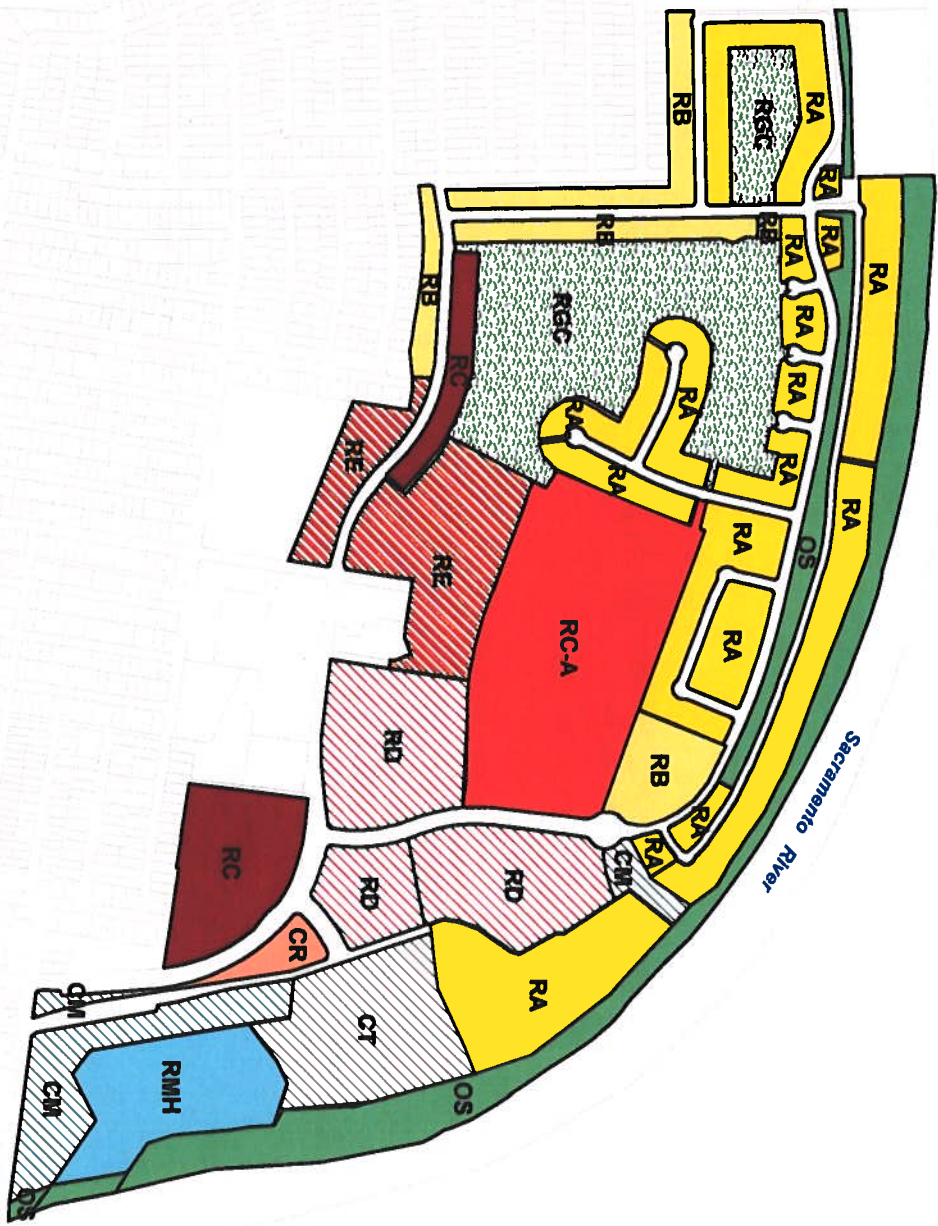
Any applications submitted to the Community Development Director shall be submitted in duplicate to the office of the Design Review Committee for the Rivers. Approvals, conditional approvals, or disapprovals shall be in writing to the applicant and signed by the technical representative of the Design Review Committee within thirty (30) days from the date of a completed submission. Application for approval of plans and specifications by the Design Review Committee shall be by two-phased submissions: (a) Schematic-Preliminary Phase submission and approval; and (b) Construction Documents submission and approval. Submissions must be made in the order indicated and approval of each submission must be obtained from the Committee before a subsequent submission on the same project will be considered by the Committee. In addition, a review of the completed construction and issuance of a Certificate of Compliance is required for each project. The Community Development Director shall respond to the applicant in writing no later than ten (10) days following receipt of the recommendation of the Committee.

Applications for approval of each phase shall contain the following submission and information:

1. Schematic-Plan Phase

- a. Site map showing existing topographic features and proposed building(s) in relation to adjacent and nearby roads and buildings.
- b. Site plan showing proposed grading, driveways, pathways, terraces, property lines, setback lines, proposed parking and storage areas, existing and proposed grades and proposed landscaping. Design development of these items shall be included.
- c. Plans and elevations of building(s) showing major dimensions, cross-sections, typical wall sections.

- d. Outline specifications and/or site development standards.
 - e. Exterior colors and materials of construction.
2. Construction Documents Phase
- a. Complete working drawings including site development plan and landscaping plan. (See Drawing Check List below.)
 - b. Specifications.
 - c. Exterior colors and materials of construction.
3. Completion of Construction Certificate
- a. Upon notification of the completion of construction, the Design Review Committee will inspect the property and recommend to the Grantor the issuance of a Certificate of Compliance for the project. This Certificate will be issued by the Grantor under the same terms and conditions as the Estoppel Certificate, which is specified in the Community Charter.
4. Drawing Check List
- a. Names and addresses of builder, contractor, developer, etc.
 - b. Project site plat with dimensions taken from signed record plat.
 - c. All submissions must include topography showing existing grades/and proposed grades at one foot intervals with spot elevations as required to clarify drawings, also show building corner elevations and floor elevations.
 - d. Proposed landscaping, including automatic irrigation system.
 - e. Retaining walls.
 - f. Street names.
 - g. Locations and details of temporary and permanent signs.
 - h. Temporary and permanent fences and wind and water erosion control devices.
 - i. Temporary and permanent storage and stockpiling areas.
 - j. Front, side and rear distances from building to property lines.
 - k. Easements and rights-of-way.
 - l. Pipes, berms, ditches, swales.
 - m. Driveways, parking areas, traffic patterns, pathway and lighting, existing and proposed.
 - n. Locations and details of benches and patios.
 - o. Exterior storage and screening devices for trash, mechanical equipment and meters.
 - p. Light poles and transformers.
 - q. Sewer alignments and location of manholes and inverts.
 - r. Show existing inlets and top of plate elevations, if any.
 - s. Mailboxes.
 - t. Roof projections and screening treatment.



The Rivers Land Use Map
WF PD 29

Legend	
Land Use	
PD 29 ZONE	
	CM - Marina Commercial
	CR - Retail Commercial
	CT - Tourist Commercial
	RA - Single Family
	RB - Single Family
	RC - Single Family
	RC-A - Single Family
	RD - Condo/Apartment
	RE - Condo/Apartment
	OS - Open Space
	RGC - Golf Course
	RMH - Marina/Harbor
	Parcels

