

CHAPTER 5: DEVELOPMENT STANDARDS

5.1. INTRODUCTION

5.1.1. Purpose

Chapter 5 describes the development standards applicable for all land use zoning districts in the unincorporated area of Sacramento County. These standards are established to preserve or enhance the urban design character of the community. They define the relationship of buildings and structures to the lot, street, parking, existing site and neighborhood context while considering the human interaction and use.

The development standards contained in this chapter seek to promote coordinated, sound development, effective use of land, and high quality site planning that considers the unique character and context of each unincorporated community and implements the goals and policies of the 2030 General Plan. These standards also seek to encourage innovation in development and renewal to provide quality communities that meet anticipated demands for housing, services, employment, and industry; while allowing a variety of approaches to design that preserves or establishes a sense of place for each community, but does so in a healthy, safe and sustainable manner.



Decisions on how and where to build homes, businesses, shopping, parks, schools all have significant impacts on human health and the natural environment. Mixed land uses (job/housing/retail proximity), community connectivity, and active transportation choices all promote and increase walking and physical activity. By incorporating Active Design, identified by the icon at left, and other design considerations into the built environment, physical activity and improved health can be achieved. Utilizing Crime Prevention through Environmental Design (CPTED) strategies can also enhance the urban design character by discouraging crime and an enhanced sense of community safety. The County Design Guidelines seek to promote quality designs that reflect the community character and among other things promotes public health, safety, and livability through design of the built environment. Active Designs and CPTED strategies are discussed further in the County's Design Guidelines.

Due to the wide range of communities in unincorporated Sacramento County, concepts of community character and context are introduced in this chapter to balance the need to be sensitive to differences among communities, with the need for flexibility and understandable and manageable guidance for development. It is recognized that some standards will not always work for all situations. Thus, the Design Review process, required for single-family and multi-family residential and non-residential development projects, will be used to approve alternative standards or solutions that differ in some respects, but are substantially consistent with the County's development standards and design guidelines. Project applicants should consult with the County early in the design stages of the project to ensure compliance with all applicable Code requirements.

5.1.2. Chapter Format and Use of Development Standards

This chapter contains General Standards, Off-Street Parking, and Sign Regulations that are applicable to all land use zoning districts in the County; and development standards applicable to each of the land use zoning districts in the County: