CITRUS HEIGHTS
CALIFORNIA
Solid roots. New growth.

Thomas Scheeler, *Commissioner*
Al, Alrawi, *Commissioner*
Alan Utzig, *Commissioner*
Andrew Van Duker, *Commissioner*
Scott Kaufman, *Vice Chair*
Marcelle Flowers, *Chair*

AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Tuesday, April 28, 2026, 6:00 p.m.

HOW TO PARTICIPATE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the time allowed if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to planning@citrusheights.net. Written comments received will be distributed to the Planning Commission.

PLANNING COMMISSION MEETING
6:00 PM

April 28, 2026, Planning Commission Meeting Agenda Packet pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**

2. **ROLL CALL** Alrawi, Utzig, Scheeler, Van Duker, Vice Chair Kaufman, Chair Flowers

3. **CONSENT CALENDAR**
   Approval of minutes for April 14, 2026

4. **PUBLIC COMMENT**
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.

5. REGULAR CALENDAR

a. **Zoning Code Amendments:** The Planning Division requests that the Planning Commission review the proposed Zoning Code amendments and forward a recommendation to the City Council. These updates propose revisions and additions across multiple chapters to expand permitted land uses and clarify existing regulations. Following Commission review, this item will be forwarded to the City Council for final action. **Project Planner: Associate Planner Steffane Lui**

6. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

7. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

- City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA
- Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
- Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located 6360 Fountain Square Drive, Citrus Heights, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code “If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised in the public hearing (s) described in this notice, or in written correspondence delivered to the city Planning Commission at, or prior to, this public hearing.”

City of Citrus Heights
Planning Commission Meeting
Minutes
April 14, 2026
Draft

MEETING CALLED TO ORDER
Chair Scheeler called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Van Duker led the flag salute.

2. **ROLL CALL** Commission Present: Kaufman, Kinderwater, AlRawi, Utzig, Chair Scheeler

   ABSENT: (2) Vice Chair Flowers, Kinderwater
   STAFF PRESENT Blomquist, Bermudez, Hildebrand, Kehrer, Kempenaar, Lui

3. **CONSENT CALENDAR**
   Approval of minutes for February 24, 2026

   MOTION 1: Approval of minutes for February 24, 2026
   M/S: Kaufman/Utzig
   AYES: (4) AlRawi, Kaufman, Utzig, Chair Scheeler
   NOES: (0)
   Abstain: (1) Van Duker
   ABSENT: (2) Vice Chair Flowers, Kinderwater

4. **PUBLIC COMMENT**
   There was no public comment.

5. **PUBLIC HEARING**

   a. **Gateway Activation Project GAP-** The City requested the Planning Commission review the Mitigated Negative Declaration and Mitigation Monitoring Plan, the proposed amendments to the Bikeway Master Plan, Pedestrian Master Plan and General Plan Bikeway Map to incorporate the proposed Gateway Activation Project and forward a recommendation of approval to the City Council. **Project Planner: Director Casey Kempenaar**

   Community Development Director Kempenaar, City Engineer Leslie Blomquist and Senior Planner Alison Bermudez gave a presentation to the Commission; Commission had the following questions:

   - Oakwood Hills intersection jurisdiction
   - Sound barrier efficiency
   - Driveway right of way

   Chair Scheeler opened public hearing.

Speaker Anne Mastry

- Expressed concerns regarding vehicle speeds in roundabouts
- Requested the City consider additional measures to reduce speeds on arterial roads
- Raised concerns about the safety of merging from side streets onto arterial roads

Chair Scheeler closed public hearing.

MOTION 1: Move to recommend that the City Council adopt Resolution No. 2026-____, a resolution of the City Council of the City of Citrus Heights adopting the Mitigated Negative Declaration, adopting the Mitigation Monitoring Plan, and adopting the updated Bikeway Master Plan, Pedestrian Master Plan, and General Plan Bikeway Map incorporating the Gateway Activation Project.

M/S: Kaufman/Van Duker
AYES: (5) AlRawi, Kaufman, Utzig, Van Duker, Chair Scheeler
NOES: (0)
ABSENT: (2) Vice Chair Flowers, Kinderwater
RECUSE: (0)

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**

a. Selection of Chair and Vice chair

MOTION 1: Select Scott Kaufman as Vice Chair
M/S: Scheeler/Van Duker
AYES: (5) AlRawi, Kaufman, Van Duker, Utzig, Chair Scheeler
NOES: (0)
Abstain: (0)
ABSENT: (2) Vice Chair Flowers, Kinderwater

MOTION 2: Select Marcelle Flowers as Chair.
M/S: Scheeler/Van Duker
AYES: (5) AlRawi, Kaufman, Van Duker, Utzig, Chair Scheeler
NOES: (0)
Abstain: (0)
ABSENT: (2) Vice Chair Flowers, Kinderwater

7. **ADJOURNMENT**

Meeting adjourned at 6:43 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary

STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: April 28, 2026

File Number: PLN-26-09

Application Type: Zoning Ordinance Update

Assessor's Parcel Number(s): Citywide

Prepared by: Alison Bermudez, Senior Planner alisonb@citrusheights.net
Steffane Lui, Associate Planner, slui@citrusheights.net

Project Name: Zoning Code Update – Various Chapters

Project Address: N/A

Gross Acreage: N/A	**Net Acreage:** N/A	**Net Density:** N/A
Current Zoning: N/A	**Proposed Zoning:** N/A	
Surrounding Zoning:	**Surrounding Land Use Designation**	**Actual Use:**

On-site:	Not Applicable Citywide
North:	
South:	
West:	
East:	

Environmental Status:

(X) Exempt Section 15061(b)(3)
() Negative Declaration
() Mitigated Negative Declaration
() Previous Negative Declaration
() Environmental Impact Report
() Previous Environmental Impact Report

Planning Department Recommendations:

(X)Recommend approval and forward to the City Council for final action
()Approve with conditions
()Denial

Applicant:	City of Citrus Heights Planning Division	**Property Owner:**	Citywide Ordinance

REQUEST

The Planning Division requests that the Planning Commission review the proposed Zoning Code amendments and forward a recommendation to the City Council. These updates propose revisions and additions across multiple chapters to expand permitted land uses and clarify existing regulations. Following Commission review, this item will be forwarded to the City Council for final action.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

> **Motion 1**: Recommend the City Council adopt the Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and
>
> **Motion 2**: Recommend the City Council adopt the Ordinance amending various Zoning Code Sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

BACKGROUND

Title 106 of the City's Municipal Code (the 'Zoning Code') establishes the land use and zoning regulations necessary to implement General Plan policies and ensure the City's orderly development. Periodically, the Zoning Code requires refinement to reflect changes in law, address evolving business trends, and improve regulatory clarity. The proposed amendments focus on improving the code's consistency and ease of navigation; notably, these changes are limited to the text of the Municipal Code and do not approve any specific development projects.

In February 2026, staff presented proposed amendments to the Zoning Code regarding Accessory Dwelling Units (ADUs) to ensure compliance with State law. While the Planning Commission reviewed and recommended approval of those changes, the item was not brought forward to the City Council for final action. Consequently, staff has incorporated the February ADU updates into this broader package to consolidate all pending code changes for efficiency and ease of review.

PROJECT DESCRIPTION

The project is to amend the City's Zoning Code to ensure compliance with State law and expand flexibility for housing and small-scale community-serving uses. Key updates include adding a new land use to allow accessory educational uses at religious facilities; comprehensively updating the accessory dwelling unit regulations to align with State law; and establishing a new land use category for employee housing to fulfill a General Plan Housing Element action, along with other minor amendments.

This staff report includes a summary table of proposed changes (Table 1). The table lists the code section number, the topic and a brief discussion of the change. Exhibit A includes a complete list of the zoning amendments in underline/strikeout text format.

PROPOSED CHANGES

The proposed Zoning Code amendments modernize local regulations by prioritizing alignment with California state law to expand housing flexibility and community services. A key update includes the formalization of Employee Housing for six or fewer persons as a single-family residential use, satisfying the California Employee Housing Act and fulfilling a General Plan Housing Element mandate. Accessory Dwelling Unit (ADU) regulations have been entirely rewritten to comply with the latest state standards,

while SB 9 (Two-Unit Housing) updates clarify that property owners can now achieve a total of four units on a single lot by combining two primary dwellings with ADU allowances. Finally, the code introduces Accessory Educational Uses, allowing religious facilities to adaptively reuse up to 30% of their building footprint for minor educational purposes, such as tutoring or homeschool meetings, without the need for a Use Permit.

The table below includes all the changes proposed for the Zoning Code Update.

TABLE 1

Article 2 – Zoning Code Districts and Allowable Land Uses		
Code Section	*Change*	*Support*
Land Use Table 106.24.030 Residential Zoning Districts – Table 2-2	➢ Added to table "Accessory educational use" as a new land use type	➢ See new Section 106.42.016
	➢ Added "Employee housing" as a new land use type	➢ This was needed to comply with Govt Code Section 17021.5 that requires employee housing for six or fewer persons be treated the same as a single-family residence (see definition)
106.26.030 Commercial Zoning Districts Table 2-5	➢ Added "Employee housing" as a new land use type	➢ This was needed to comply with Govt Code Section 17021.5 that requires employee housing for six or fewer persons be treated the same as a single-family residence (see definition
Article 3 – Site Planning and Project Design Standards		
Code Section	*Change*	*Support*
106.38.070.G	➢ Updated where murals are allowed ➢ Added clause about time of completion	➢ This amendment expands the city's public art footprint by permitting murals in residential zones, specifically on fences and walls oriented toward arterial streets. This targeted approach ensures that public art is placed where it has the highest visibility and community benefit while preserving character of residential neighborhoods. To prevent prolonged construction impacts, the code now requires mural completion within 60 days of commencement with enforcement provisions to ensure timely completion.
Article 4 – Standards for Specific Land Uses		
Code Section	*Change*	
106.42.015 Accessory Dwelling Units and Junior Accessory Dwelling Units	➢ Repealed and replaced	➢ This Section has been completely rewritten to follow State law. See Attachment 1 for a complete overview.

106.42.016 Accessory Educational Uses	➢ New land use	➢ This amendment allows for the adaptive reuse of underutilized space within existing religious assembly buildings for minor educational purposes. By limiting these accessory uses to 30% of the building's footprint and requiring them to operate within existing facilities, the city ensures that community-scale educational support—such as tutoring and homeschool meetings—can occur without the need for a Use Permit, as these activities generate negligible impacts on traffic, noise, or neighborhood character compared to the primary assembly use.
106.42.030 Animal Keeping	➢ Clarification that animal keeping is not a primary use ➢ Clarified rooster and hen regulations, there was no change, only reorganization.	➢ To protect neighborhood character and ensure animal safety, this update requires a primary occupant to be present on any property where animals are kept. Prohibiting animal keeping on vacant lots ensure that there is a responsible party on-site to provide daily care and mitigate issues like odor or noise. This 'primary use' requirement is a standard land-use tool to ensure that animal keeping remains a compatible part of the community.
106.42.250 Two-Unit Housing Developments	➢ Clarified the number of units allowed is two “primary” units and the state allowance of ADUs is also permissible for a total of four units ➢ Clarified the definition of an urban lot split is consistent with the Sec. 82 of the Municipal Code	➢ This modification updates the City’s two-unit development regulations to reflect the most recent amendments to SB 9. These changes ensure that local land-use policies remain consistent with State law, providing property owners with a reliable and legally compliant path for small-scale residential infill. Attachment 2 provides an overview of SB 9 implementation.
Article 8 – Glossary		
Code Section	*Change*	
Definitions	➢ Updated descriptions for Day Care	➢ This amendment updates the City’s Glossary of Terms to ensure full statutory alignment with the California Health and Safety Code regarding child day care facilities.

		By adopting current state definitions—specifically distinguishing between Small and Large Family Child Care Homes and Day Care Centers—the City ensures that local land-use tables are applied consistently with state-mandated preemption and licensing requirements.
	➢ Employee Housing: Definition of the new land use	➢ The adoption of the 'Employee Housing' land use ensures the City's full compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). State law mandates that employee housing for six or fewer residents be treated as a single-family residential use. By formalizing this land use, the City avoids governmental constraints on housing production and fulfills a critical requirement of the Housing Element, as monitored by HCD. This satisfies General Plan Policy 25.1 Action item B.
	➢ Primary Dwelling	➢ Added definition for the term "Primary Dwelling" which is used in the regulations applicable to ADUs.

CONCLUSION

The proposed Zoning Code amendment is consistent with the General Plan and supports the public health, safety, and welfare of the City. The proposed modifications are intended to update the Zoning Code based on changing trends, new legal requirements or best practices; therefore, staff recommends approval of the amendments.

ENVIRONMENTAL DETERMINATION

This project is exempt from CEQA pursuant to Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that the proposed amendments will not result in a significant effect on the environment.

RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt the Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and

Motion 2: Recommend the City Council adopt the Ordinance amending various Zoning Code Sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

Attachment 1: Section 106.42.015 Accessory Dwelling Units and Junior Accessory Dwelling Units
Attachment 2: Overview of Housing Developments in Conjunction with SB 9 Projects.
Attachment 3: Resolution
Attachment 4: Ordinance
Exhibit A: Redline of Zoning Code Text

106.42.015 – Accessory Dwelling Units

A. Purpose. This Section is to encourage and allow accessory dwelling units (ADU) and junior accessory dwelling units (JADU) and establish standards in conformance with the State law provisions set forth in California Government Code Sections 66310 through 66342 ("State ADU law").

1. **Applicability**. The lot on which an ADU is located must have an existing or proposed primary unit, duplex or multi-unit dwelling, or such a dwelling may be constructed concurrently with the accessory dwelling unit. Both options are pursuant to the common development standards set forth in Section 106.42.015(E).

2. **Development Options.** An applicant may choose to proceed under subsection B, which sets forth the city's local development option or the applicant may choose to proceed under subsection C, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined. Nothing in this Chapter shall provide an exception to the requirements of the Building Code.

B. City's local development option. The following standards apply under the City's local development option.

1. Number of units

a. A lot developed with a single-unit dwelling may have a maximum of one ADU and one JADU pursuant to Section 106.42.015 (D). Neither the ADU nor the JADU are included when calculating the density of a parcel.

b. A lot developed with a multi-unit dwelling will follow California Government Code Section 66323 as listed in subsection C.

2. Location. ADUs are prohibited within the front yard, except as permitted under Section 106.42.015(E)(1)(c).

3. Allowed floor area

a. Attached ADU: The floor area of an attached ADU shall not exceed sixty (60) percent of the floor area of the existing primary dwelling, up to a maximum of 1,200 square feet. Notwithstanding this limit, an attached ADU shall be permitted a minimum floor area of at least:

(1) 850 square feet for an ADU with zero to one bedroom; or
(2) 1,000 square feet for an ADU with 2 or more bedrooms, whichever is less.

In no case shall local development standards (such as floor area ratio or lot coverage) be applied to prohibit at least one attached ADU of at least 800 square feet.

b. Detached ADU: The floor area of a detached ADU shall not exceed 1,200 square feet, regardless of the size of the primary dwelling.

c. Efficiency Unit: Nothing in this section shall be construed to prohibit an "efficiency unit" as defined in Section 17958.1 of the Health and Safety Code, with a minimum floor area of 150 square feet.

d. Calculation of Floor Area: The floor area is calculated pursuant to Section 106.42.015(E)(4).

C. State of California Government Code Section 66323 ADU option. The following standards apply under the State of California's Government Code Section 66323 ADU option.

1. Number of units

a. For lots with a single-family dwelling, each of the following:

(1) One interior ADU per lot created through the conversion of space entirely with an existing structure, including accessory structure is allowed. This may include the construction of up to a 150 square foot expansion beyond the same physical dimensions as the existing accessory dwelling structure to accommodate ingress and egress only. An interior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety.

(2) One JADU per lot pursuant to Section 106.42.015 (D).

(3) One new construction detached ADU with a minimum four-foot side and rear setbacks. The ADU may not exceed a floor area of up to 800 square feet and shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

b. For lots with a multi-unit dwelling, the allowed number of allowed ADUs are listed below. For the purpose of this subsection, a structure with two or more attached dwellings on a single lot is considered a multi-unit dwelling. Multiple detached single-unit dwellings on the same lot are not considered a multi-unit lot.

(1) Existing multi-unit dwellings may create ADUs from existing areas that are not used as livable space within an existing multi-unit dwelling structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of ADUs shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

(2) Existing multi-unit dwellings may construct one (1) detached ADU for each existing dwelling unit on the lot, up to a maximum of eight (8) detached ADUs.

(3) Proposed multi-family units may construct up to two detached ADUs.

(4) All detached ADUs must comply with the height requirements of Section 106.42.015(B)(2)(b).

(5) No maximum floor area limitation shall apply to detached ADUs constructed on a lot with a multi-unit dwelling pursuant to Government Code Section 66323, subdivision (a)(4). Lot coverage requirements pursuant to Section 106.42.015(E)(3) are applicable.

D. Junior accessory dwelling unit. A JADU is allowed on any lot zoned for single-family dwellings where the primary dwelling is a single-family dwelling on the lot.

1. Requirements. A unit is considered a JADU provided each of the following standards are met:

a. The unit is created within the walls of the proposed or existing single-family residence, including attached garages.

b. The unit does not exceed 500 square feet of interior livable space as defined in Section 106.42.015 (E)(4)(a).

c. The unit has at least an efficiency kitchen. The efficiency kitchen shall be removed if the JADU ceases.

d. The unit has bathroom facilities that are either separate from or shared with the residence in which the unit is contained.

e. The unit has exterior access separate from the entrance to the dwelling in which it is contained.

2. Owner-occupancy. Owner-occupancy is not required for a JADU if the owner is a governmental agency, land trust, or housing organization or if the JADU has separate sanitation facilities from the primary dwelling. However, if the JADU shares sanitation facilities with the primary dwelling, either the JADU or the primary dwelling shall be occupied by the owner.

3. Deed Restriction. Prior to the issuance of the building permit, the owner shall show proof of a recorded deed restriction. The deed restriction, which shall run with the land, including the transfer of ownership, will prohibit the following:

a. The JADU shall not be sold separately from the single dwelling.

b. The JADU shall be restricted in size and attributes as described in Government Code § 66310-66342.

E. Common Development Standards

The following development standards apply to all ADUS and JADUs, whether approved under Subsection C (City's local option) or Subsection D (State law), except where State law expressly precludes application of a local standard.

1. Setback requirements. An ADU shall comply with the setback requirements of the applicable zoning district except that the interior side and rear yard setbacks may be four feet.

a. Notwithstanding subsection B.1. above, no setback is required for the conversion of an existing living area or accessory structure to an ADU, including a structure reconstructed in the same location and to the same dimensions as the existing structure.

b. An ADU may not encroach into or be constructed in any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the ADU in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

c. Front yard setbacks shall not be applied to an attached or detached ADU if it would prohibit the construction of an ADU that does not exceed 800 square feet with four-foot side and rear yard setbacks.

2. **Height limit.** An ADU shall comply with the following height limits.

   a. An attached ADU shall comply with the height limits of the applicable zoning district except where State law allows greater height.

   b. A detached ADU shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

   c. Where the accessory dwelling unit is above a detached residential accessory structure, the total building height shall not exceed 25 feet.

3. **Lot Coverage.** An ADU shall comply with the lot coverage requirements of the applicable zoning district. Notwithstanding the foregoing, one ADU per lot that does not exceed 800 square feet in floor area shall be exempt from maximum lot coverage requirements.

   a. In no case shall the application of lot coverage requirements preclude the construction of at least one ADU of up to 800 square feet with minimum four-foot side and rear yard setbacks, in compliance with Government Code section 66323.

4. **Floor Area Calculation**. For the purposes of this Chapter, the floor area of an ADU shall be calculated based on the interior livable space of the unit.

   a. Interior livable space is defined as the enclosed area within the ADU measured from the interior surfaces of the exterior walls and includes all areas intended for living, sleeping, cooking, or sanitary purposes. Exterior walls, balconies, patios, garages, carports, and unfinished or non-habitable spaces shall not be included in the calculation of floor area.

5. **Fire sprinklers.** Fire sprinklers shall not be required for an ADU or JADU if they are not required for the primary dwelling unit. If fire sprinklers are required for the primary dwelling unit, they may be required for the ADU or JADU.

6. **Changes in occupancy**. Creation of an ADU or JADU within an existing structure shall not be considered a change of occupancy under the Building Code unless the Building Official determines that a change in occupancy is required to ensure public health and safety.

7. **Off-street parking requirements**. Additional off-street parking is not required for an ADU or JADU. When a garage, carport, covered parking structure or uncovered parking space is demolished or converted in conjunction with the construction of an ADU or JADU, no replacement parking shall be required.

8. **Separate entrance required**. An attached ADU shall have an entrance separate from the entrance to the primary dwelling.

9. **Window/balcony placement**. The following objective standards apply to the development of an ADU:

   a. An ADU that is 10 feet or less from a residential unit on an adjacent parcel shall not have second floor windows that directly face windows in the other unit.

   b. A detached ADU located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second-floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of

residents on adjacent parcels.

c. Any balconies above the ground floor shall not be located within 10 feet of a side or rear lot line.

10. **Timing of construction.** An ADU may be constructed simultaneously with or after the primary dwelling. An existing dwelling that complies with the development standards for an ADU may be designated as such to allow for the construction of a new primary dwelling on the same lot.

11. **Term of Rentals.** ADUs or JADUs shall not be rented for periods of 30 consecutive days or less. This provision shall not apply to ADUs lawfully constructed prior to January 1, 2020.

F. Processing. The City shall process all ADU and JADU applications ministerially within the timelines mandated by Government Code Section 66310 et seq. The Director may establish administrative policies and submittal requirements, consistent with State law, to facilitate the review and approval of these units.

G. Legalization of Unpermitted Units (Amnesty). Consistent with California Government Code Section 66333, the following provisions apply to the legalization of ADUs or JADUs units constructed without required permits prior to January 1, 2020:

1. **Ministerial Approval.** The City shall ministerially approve an application for a building permit to legalize an unpermitted ADU or JADU provided the unit meets the health and safety standards set forth in this subsection.

2. **Health and Safety Standards.** The City shall not deny an application for a permit under this subsection unless the Building Official makes a written finding that the unit is a "substandard building" as defined in California Health and Safety Code Section 17920.3.

   The unit shall not be required to comply with current building or zoning code requirements that were not in effect at the time of construction, or that would require the unit to be demolished or significantly altered, unless such compliance is necessary to correct a condition that makes the unit a substandard building.

3. **Application Process.** Prior to application submittal, an owner may request a confidential third-party inspection to identify potential health and safety violations. The City shall maintain a public "ADU Amnesty Checklist" outlining the specific substandard conditions that must be remedied for permit approval.

4. **Enforcement Tolling.** The City shall not initiate any enforcement action or impose fines for an unpermitted unit while a permit application is being processed in good faith under this section.

5. **Termination.** In accordance with state law, this amnesty pathway shall remain available until January 1, 2030, or as otherwise amended by Government Code Section 66333.

Overview of Housing Developments under the Provisions of SB 9

City of Citrus Heights

Municipal Code Sections 82 and 106.42.250

Under **Senate Bill 9 (SB 9)**, also known as the California HOME Act, property owners in single-family residential zones have two primary options for increasing housing density: **Two-Unit Development** and **Urban Lot Splits**.

SB 9 Unit Count Overview

Development Option	Primary Units Allowed	ADUs / JADUs Allowed	Total Maximum Units
Option 1: Without Lot Split (One Parcel)	Up to 2 units	2 (1 ADU + 1 JADU)	**4 Units** total
Option 2: With Urban Lot Split (Two Parcels)	Up to 2 units *per new lot*	2 primary units	**4 Units** across both lots

Option 1: Two-Unit Development (No Lot Split)

This allows you to add a second primary home to your existing lot without a public hearing.

Total Units: You can typically have up to four units on the single parcel: two primary units plus one Accessory Dwelling Unit (ADU) and one Junior ADU (JADU).

- Flexibility: Units can be attached (creating a duplex) or detached (two separate houses).
- Requirements: Each new primary unit must be at least 800 square feet in size.

Option 2: Urban Lot Split (Subdividing the Parcel)

This allows you to divide one single-family lot into two separate parcels, which can then be sold or developed individually.

- Unit Distribution: You are generally allowed up to two units per new lot. This can be two primary homes, or one primary home and one ADU/JADU.

- The "Rule of 4": Under state law, cities are not required to allow more than four units total across the two newly created lots.
- Lot Requirements: Resulting lots must be roughly equal in size (minimum 40/60 split) and at least 1,200 square feet each.
- Owner Occupancy: To split a lot, the owner must sign an affidavit stating they intend to live in one of the units as their primary residence for at least three years.

Key Public Information

- No Short-Term Rentals: Any unit created using SB 9 must be rented for a term longer than 30 days.
- Parking: Cities can require no more than one off-street parking space per unit, and no parking can be required if the lot is within half a mile of a major transit stop.
- Setbacks: Side and rear setbacks are limited to a maximum of four feet.

For further guidance, residents can refer to the California HCD SB 9 Fact Sheet or check the local Citrus Heights SB 9 portal for specific city-level restrictions. [4, 14]

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THE PROPOSED ZONING CODE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City of Citrus Heights, California, proposes to amend Chapter 106 of the City of Citrus Heights Municipal Code (the "Project"); and

WHEREAS, on April 28, 2026, the City of Citrus Heights Planning Commission held a public hearing to review the proposed amendments and the potential environmental impacts thereof: and

WHEREAS, the City of Citrus Heights Planning Commission recommended that the City Council find the Project exempt from the California Environmental Quality Act (CEQA) and determined the amendments are consistent with the General Plan; and

WHEREAS, the City Council has reviewed the record of action of the Planning Commission and recommendations to the City Council concerning the proposed amendments and wishes to support the proposal now under consideration.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does herby find and determine the Project is exempt from the California Environmental Quality Act (CEQA) based on the following:

1. Pursuant to CEQA Guidelines Section 15061(b)(3), the Project is exempt because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The amendment is administrative in nature as it clarifies existing standard and reorganizes sections to streamline procedure without authorizing new physical development.

2. The City Council further finds that none of the exceptions to the use of a categorical exemption as set forth in CEQA Guidelines Section 15300.2 apply to the Project.

The City Council hereby directs staff to file a Notice of Exemption with the Sacramento County Clerk within five (5) working days of the approval of the Project.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this __day of ____, 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

_____

Mayor

ATTEST:

_____

Amy Van, City Clerk

ARTICLE 2

Zoning Districts & Allowable Land Uses

Chapter 106.20 - Zoning Map 2-3

106.20.010 - Purpose 2-3
106.20.020 - Zoning Map and Zoning Districts 2-3

Chapter 106.22 - Development and Land Use Approval Requirements 2-5

106.22.010 - Purpose 2-5
106.22.020 - General Requirements for Development and New Land Uses 2-5
106.22.030 - Allowable Land Uses and Permit Requirements 2-5
106.22.040 - Exemptions from Planning Permit Requirements 2-7
106.22.050 - Temporary Uses 2-8

Chapter 106.24 - Residential and Open Space Zoning Districts 2-9

106.24.010 - Purpose 2-9
106.24.020 - Purposes of the Residential and Open Space Zoning Districts 2-9
106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements 2-10
106.24.040 - Residential and Open Space District Subdivision Standards 2-13
106.24.050 - Residential and Open Space District Residential Density Standards 2-14
106.24.060 - Residential and Open Space District Site Planning and Building Standards 2-15

Chapter 106.26 - Commercial and Industrial Zoning Districts 2-17

106.26.010 – Purpose 2-17
106.26.020 - Purposes of Commercial and Industrial Zoning Districts 2-17
106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements 2-18
106.26.040 - Commercial and Industrial District General Development Standards 2-23

Chapter 106.28 - Special Purpose and Overlay Zoning Districts 2-25

106.28.010 - Purpose 2-25
106.28.020 - Applicability of Overlay Zoning Districts 2-25
106.28.030 - Special Planning Area (SPA) Zoning District 2-25
106.28.040 - Corridor (COR) Overlay Zoning District 2-27
106.28.050 – Sunrise MarketPlace (SMP) Overlay Zoning District 2-32

TABLE 2-2
Allowed Land Uses and Permit Requirements for Residential and Open Space Zones

P	Permitted use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use, Use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	
AGRICULTURAL & OPEN SPACE USES								
Animal keeping	P	P	P	P	P	P	P	106.42.030
Beekeeping	P	P	P	—	—	—	P	106.42.030
Community garden	P	P	P	P	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Accessory educational use	S	S	S	S	S	S	—	106.42.016
Equestrian facility	UP	UP	—	—	—	—	UP	106.42.030
Golf course	UP	UP	—	—	—	—	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	—	
Park or playground, public	P	P	P	P	P	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, elementary through secondary	UP	UP	UP	UP	UP	—	—	
RESIDENTIAL USES								
Accessory dwelling unit	P	P	P	P	P	P	P	106.42.015
Condominium conversion	—	—	UP	UP	UP	—	—	106.42.050, 060
Condominium, townhouse, row house, or cluster development	—	—	—	P	P	—	—	106.42.050
Duplex - Corner parcel	—	—	P	P	P	—	—	
Duplex - Interior parcel	—	—	UP	P	P	—	—	106.42.150
Employee housing	P	P	P	P	P	P	MUP	
Home occupation	P	P	P	P	P	P	P	106.42.100
Mobile home park	UP	UP	UP	UP	UP	UP	—	106.42.140
Mobile/manufactured home	P	P	P	P	P	P	P	106.42.140
Multi-unit dwelling - 3 or more units	—	—	—	P	P	—	—	106.42.150
Residential accessory uses and structures	P	P	P	P	P	P	P	106.42.200
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facility, 7 to 20 clients	UP	UP	UP	UP	P	—	—	
Residential care facility, 21 or more clients	—	—	—	UP	UP	—	—	
Rooming or boarding house	—	—	—	UP	UP	—	—	
Single dwelling	P	P	P	P	P	P	MUP	106.42.220
Small lot housing product	—	—	—	S	S	—	—	106.42.230
Supportive/transitional housing, 6 or fewer clients	P	P	P	P	P	P	P	
Supportive/transitional housing, 7 or more clients	UP	UP	UP	UP	UP	—	—	

Key to Zone Symbols

RD	Residential	**O**	Recreation/Open Space
MH	Mobile Home		

TABLE 2-2

Allowed Land Uses and Permit Requirements for Residential and Open Space Zones

P	Permitted use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use, Use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	
RETAIL TRADE								
Accessory retail and services	—	—	—	MUP	MUP	MUP	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
Medical services - Extended care	UP	UP	UP	UP	UP	—	—	
SERVICES								
Adult day care - 6 or fewer clients	P	P	P	P	P	P	—	
Adult day care - 7 or more clients	UP	UP	UP	UP	UP	UP	—	
Cemetery	UP	UP	UP	UP	UP	—	UP	
Child day care - Small and large family child ~~day~~ care homes	P	P	P	P	P	P	P	
Child day care center	UP	UP	UP	UP	UP	UP	—	
Lodging - Bed and breakfast inn (B&B)	UP	UP	UP	UP	UP	—	—	
Public safety facility	P	P	P	P	P	P	P	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE								
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transmission facility	P	P	P	P	P	P	P	106.42.180
Utility facility	P	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zone Symbols

RD	Residential	**O**	Recreation/Open Space
MH	Mobile Home		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING								
Artisan/crat project manufacturing	S	P	P	P	MUP	—	P	106.26.030.C
Contract construction service - Indoor	—	—	—	P	—	—	P	
Contract construction service - Outdoor storage	—	—	—	P	—	—	MUP	
Contract construction service - Outdoor work area	—	—	—	UP	—	—	UP	
Food and beverage product manufacturing		MUP	MUP	P	—	—	—	
Furniture and fixitures manufacturing , cabinet shop	—	—	—	P	—	—	—	
Laboratory, analytical, research and development, testing	—	UP	UP	P	—	—	—	
Laundry, dry cleaning plant	—	—	—	P	—	—	—	
Manufacturing/processing - Light	—	—	—	P	—	—	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	—	—	
Manufacturing/processing - Heavy	—	—	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
Recycling - Small collection facility	—	MUP	MUP	MUP	—	—	MUP	106.42.190
Storage - Outdoor	—	—	—	UP	—	—	UP	106.42.170
Storage - Personal storage facility (mini-storage)	—	UP	—	UP	—	—	MUP	
Storage - Warehouse, indoor storage	—	—	—	P	—	—	P	
Wholesaling and distribution	—	—	—	P	—	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Accessory educational use	S	S	S	S	—	—	S	106.42.016
Adult entertainment business	—	S	—	S	—	—	S	106.40
Bingo parlor	—	—	—	UP	—	—	—	10.81 - 10.100
Card room	—	—	UP	UP	—	—	—	10.26 - 10.54
Commercial recreation facility - Indoor, Major	—	MUP	MUP	MUP	—	MUP	UP	
Commercial recreation facility - Indoor, Minor	—	P	P	P	—	P	P	
Commercial recreation facility - Outdoor	UP	—	—	UP	—	MUP	UP	
Conference/convention facility	UP	—	UP	UP	—	UP	—	
Fitness/health facility	UP	P	P	P	—	P	UP	
Golf course	—	—	—	UP	—	MUP	UP	
Library, museum	P	P	P	P	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	—	—	UP	
Park, playground	P	P	P	P	—	P	UP	
School - College, university	UP	UP	UP	UP	—	—	—	
School - Elementary, middle, secondary	UP	UP	UP	UP	—	—	—	
School - Specialized education/training, Major	MUP	MUP	MUP	MUP	—	—	MUP	
School - Specialized education/training, Minor	P	P	P	P	—	—	P	
Sports and entertainment assembly facility	—	—	UP	MUP	—	MUP	MUP	
Studio - Art, dance, martial arts, music, etc.	S	P	P	P	—	—	S	106.26.030.C
Theater	—	—	P	P	—	MUP	—	

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
RESIDENTIAL USES								
Emergency shelter	—	—	—	S	—	—	—	106.42.090
Employee housing	P	P	P	P				
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	MUP	MUP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Small lot housing product	S	S	S	S	—	—	—	106.42.230
Work/live unit	MUP	MUP	MUP	MUP	—	—	UP	106.42.110
RETAIL TRADE								
Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew pub/tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Farm supply, feed store	—	—	—	P	—	—	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	P	P	—	—	—	
Medical services - Hospital	UP	—	UP	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	
SERVICES - GENERAL								
Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	MUP	MUP	MUP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	P	P	P	P	—	—	P	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE								
Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
VEHICLE SALES AND SERVICES								
Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto parts sales with installation services	—	MUP	MUP	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	MUP	MUP	P	P	—	—	
Vehicle support services	—	P	P	P	P	—	—	
Vehicle storage	—	—	—	UP	UP	—	—	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

Notes:
(1) See Article 8 for land use definitions.

ARTICLE 3

Site Planning and Project Design Standards

Chapter 106.30 - Standards for all Development and Land Uses 3-3

106.30.010 - Purpose and Applicability 3-3
106.30.020 - Access 3-3
106.30.030 - Building and Site Security 3-4
106.30.040 - Creekside Development and Flood Hazard Mitigation 3-6
106.30.050 - Fences and Walls 3-10
106.30.060 - Height Limits and Exceptions 3-13
106.30.070 - Outdoor Lighting 3-14
106.30.080 - Performance Standards 3-14
106.30.090 - Screening 3-15
106.30.100 - Setback Requirements and Exceptions 3-16
106.30.110 - Solid Waste/Recyclable Materials Storage 3-20
106.30.120 - Undergrounding of Utilities 3-20

Chapter 106.31 - Design Standards 3-21

106.31.010 - Purpose 3-21
106.31.020 - Applicability 3-21
106.31.030 - Residential Project Design 3-21
106.31.040 - Commercial Project Design 3-33
106.31.050 - Large-Scale Retail and Retail Center Design 3-40
106.31.060 - Specific Commercial Uses 3-47
106.31.070 - Industrial Project Design 3-47

Chapter 106.32 - Affordable Housing Incentives 3-52

106.32.010 - Purpose 3-53
106.32.020 - Eligibility for Bonus, Incentives, or Concessions 3-53
106.32.030 - Allowed Density Bonuses 3-54
106.32.040 - Allowed Incentives or Concessions 3-57
106.32.050 - Parking Requirements in Density Bonus Projects 3-58
106.32.060 - Bonus and Incentives for Housing with Child Care Facilities 3-59
106.32.070 - Continued Availability 3-59
106.32.080 - Location and Type of Designated Units 3-60
106.32.090 - Processing of Bonus Requests 3-60
106.32.100 - Density Bonus Agreement 3-61
106.32.110 - Control of Resale 3-63
106.32.120 - Judicial Relief, Waiver of Standards 3-64

Chapter 106.34 - Landscaping Standards 3-65

106.34.010 - Purpose 3-65
106.34.020 - Applicability 3-65
106.34.030 - Landscape and Irrigation Plans 3-65
106.34.040 - Landscape Location Requirements 3-66
106.34.050 - Landscape Standards 3-69
106.34.060 - Water Efficient Landscaping 3-73
106.34.070 - Maintenance of Landscape Areas 3-76

Contents

Chapter 106.35 - Outdoor Lighting 3-79

106.35.010 - Purpose 3-79
106.35.020 - Applicability 3-79
106.35.030 - Definitions 3-80
106.35.040 - General Lighting Design and Development Standards 3-80
106.35.050 - Outdoor Lighting Plans 3-82
106.35.060 - Signs 3-82
106.35.070 - Outdoor Performance, Sport and Recreation Facilities 3-83
106.35.080 - Energy Conservation Guidelines 3-83

Chapter 106.36 - Parking and Loading 3-85

106.36.010 - Purpose 3-85
106.36.020 - Applicability 3-85
106.36.030 - General Parking Regulations 3-85
106.36.040 - Number of Parking Spaces Required 3-86
106.36.050 - Disabled/Handicapped Parking Requirements 3-92
106.36.060 - Bicycle and Motorcycle Parking 3-92
106.36.070 - Reduction of Parking Requirements 3-93
106.36.080 - Parking Design and Development Standards 3-95
106.36.090 - Loading Space Requirements 3-98

Chapter 106.38 - Signs 3-99

106.38.010 - Purpose 3-99
106.38.020 - Applicability 3-99
106.38.030 - Building Permit and Master Sign Plan Requirements 3-100
106.38.035 - Exemptions from Sign Permit Requirements 3-101
106.38.040 - Prohibited Signs 3-104
106.38.050 - General Requirements for All Signs 3-105
106.38.060 - Zoning District Sign Standards 3-109
106.38.070 - Standards for Specific Sign Types 3-113
106.38.080 - Nonconforming Signs 3-120
106.38.090 - Judicial Review 3-120

Chapter 106.39 - Tree Preservation and Protection 3-121

106.39.010 - Purpose 3-121
106.39.020 - Applicability 3-121
106.39.030 - Tree Permit Application Requirements 3-123
106.39.040 - Arborist's Report 3-124
106.39.050 - Standard Policies and Procedures for Approved Work 3-125
106.39.060 - Tree Mitigation 3-129
106.39.070 - Tree Permit Approval or Denial 3-130
106.39.080 - Post Approval Procedures 3-131
106.39.090 – Fees and Penalties 3-133

CHAPTER 106.38 - SIGNS

Sections:

106.38.010 - Purpose
106.38.020 - Applicability
106.38.030 - Building Permit and Master Sign Plan Requirements
106.38.035 - Exemptions from Sign Permit Requirements
106.38.040 - Prohibited Signs
106.38.050 - General Requirements for All Signs
106.38.060 - Zoning District Sign Standards
106.38.070 - Standards for Specific Sign Types
106.38.080 - Nonconforming Signs
106.38.090 - Judicial Review

106.38.010 - Purpose

The regulations established by this Chapter are intended to appropriately limit the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

A. Avoid traffic and/or safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions, or to impede their access;

B. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;

C. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

D. Preserve the quiet, low-traffic character of residential neighborhoods; and

E. Safeguard and protect the public health, safety, and general welfare.

106.38.020 - Applicability

A. Signs regulated. The requirements of this Chapter shall apply to all signs in all zoning districts.

B. Applicability to sign content. The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

C. Definitions. Definitions of the specialized terms and phrases used in this Chapter may be found in Article 8 (Glossary) under "Sign."

E. **Governmental signs.** Signs installed by a Federal or State governmental agency, City, County, or a local agency, including the following:

1. Emergency and warning signs necessary for public safety or civil defense;
2. Traffic signs erected and maintained by an authorized public agency;
3. Legal notices, licenses, permits, and other signs required to be displayed by law;
4. Signs showing the location of public facilities (e.g., civic buildings and facilities, public telephones, restrooms, and underground utilities);
5. A sign, posting, public notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare; and
6. A sign placed by a government agency for the purpose of announcing events and transmitting community information to the general public.

F. **Other signs.** The following signs are also allowed without a sign permit.

1. **Street addresses.** Street address numbers not exceeding 12 inches in height.

2. **Official flags.** Flags of national, State, or local governments, or nationally recognized religious, fraternal, or public service agencies; provided that:

a. The length of a flag shall not exceed one-fourth the height of the flag pole;

b. The height of the flag pole shall not exceed 20 feet within a residential zoning district except flag poles for non-residential uses within a residential zoning district may be 30 feet; and

c. No private flag pole shall be located within a public right-of-way or required setback.

3. **Ornamentation and decoration.** Symbols, pictures, patterns, and illumination approved by the City as architectural ornamentation or decoration.

4. **Banners.** Artistic banners without advertising, as approved by the Director.

5. **Historical markers.** Historical markers erected and maintained by non-profit organizations, memorials, building cornerstones, and date-constructed stones.

6. **Service station price signs.** Service station price signs required by State law, provided that the signs are monument signs. (The monument sign structure requires a building permit.)

7. **Window signs.** Window signs shall be in compliance with Section 106.38.070.M (Window signs).

9. **City required signs.** Traffic control signs on private property as required by the City in compliance with City standards or as approved by the City Engineer.

106.38.040 - Prohibited Signs

All signs not expressly allowed by this Chapter shall be prohibited unless allowed through an Exception to Sign Regulations application as specified in Section 106.62.080 (Exception to Sign Regulations). Examples of prohibited signs include, but are not limited to, the following:

A. Abandoned signs;

B. Animated, moving, variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color. Not included are electronic message displays for time and temperature (which are not considered signs), barber poles; and electronic message boards when permitted under Section 106.38.070.D (Electronic Message Displays);

C. Off-site signs (e.g., billboards, and signs painted or mounted on a vehicle parked for longer than necessary for on-site delivery or pick-up operations), except as provided by Sections 106.38.070.G (Off-site signs), and 106.38.070.J.2 (Temporary Signs - Subdivision directional signs - Off-site);

D. Obscene signs, as obscenity is defined by State law;

E. Pole signs;

F. Roof signs;

G. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

H. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the review authority, or as required for safety and convenience and for control of on-site vehicular and pedestrian traffic;

I. A sign painted on, attached to, or suspended from, a car, truck, boat, other vehicle, or other movable object that is parked longer than necessary for on-site delivery or pick-up operations within a public right-of-way, or located on private property but conspicuously visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle that is smaller than a single door panel;

J. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

K. A sign placed within a public right-of-way, except as provided by Section 106.38.050.E (Signs within a public right-of-way);

L. Temporary and portable signs, except as specifically allowed by Section 106.38.070.J (Temporary signs), including the following:

1. Balloons and other inflatable devices;

2. Flags, except as allowed by Section 106.38.035.F.2 (Official flags); and

3. Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair, and as allowed in Section 106.38.070.I (Temporary signs).

M. Individual letters mounted on an exposed electrical raceway instead of mounted directly on a building wall. Exposed raceways are permitted only when the raceway is an integral design component of the sign as determined by the Director.

a. **Criteria for approval.** A sign with a height greater than 30 feet may be approved only if the Commission determines that the applicant has demonstrated that an overcrossing of Interstate 80, or its ramps, or trees or vegetation will significantly obstruct the visibility of the proposed sign from the eastbound or westbound lanes of Interstate 80.

b. **Procedure for determining allowed height.** The Commission shall approve no sign height over 30 feet more than the minimum necessary for the message area of the sign to clear the identified visual obstruction. The determination of maximum height by the Commission shall be based on the following procedure, which shall occur prior to the public hearing on the Use Permit.

(1) The applicant shall arrange for a boom truck with a sign target to be on the site at the location of the proposed sign, with a tape measure attached to the top of the target so that an accurate ground reading of height can be determined.

(2) City staff will go to the site, pick up the applicant or applicant's representative, and drive Interstate 80 east and west of the target on the site, to visually verify that the target is set at the minimum height necessary to clear the visual obstruction. Staff will then record the height to the top of the target.

(3) City staff will report their findings to the Commission in the staff report on the Use Permit.

G. Murals. A mural placed on the wall of a structure may be allowed in any commercial or industrial zoning district or on a fence or wall in any zone facing an arterial street subject to Design Review, and as follows.

1. Murals are permitted provided they contain no text which is visible from the public right-of-way; A mural without text visible from a public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by Section 106.38.060 (Zoning District Sign Standards); a mural with text shall comply with the sign area limitations applicable to the site.

2. Murals that illustrate the local setting and history as sources of inspiration are encouraged.

3. The approval of a mural shall require that the review authority first find that the size, colors, and placement of the mural are visually compatible with the structure architecture, and that the mural will serve to enhance the aesthetics of the City.

4. The mural shall be provided a graffiti-resistant coating at the time of installation.

5. The mural shall be completed within 60 days from the start of installation. The Director may grant a one-time extension of up to 30 days upon written request. Murals not completed with the allotted time may be subject to enforcement actions, including removal, fines, and penalties.

H. Off-site signs. New billboards are prohibited within the City in compliance with Section 106.38.040 (Prohibited Signs), except that the City may initiate the replacement or relocation of an existing billboard, provided that the replacement or relocation shall require the approval of an agreement by the Council. A governmental agency may place an off-site sign for the purpose of announcing events and transmitting community information to the general public. Allowed off-site signs are exempt from the standards listed in Section 106.38.060 (Zoning District Standards);

I. Projecting and suspended signs. The following standards apply to projecting signs (Figure 3-53) in all zoning districts where allowed by Section 106.38.060 (Zoning District Sign Standards).

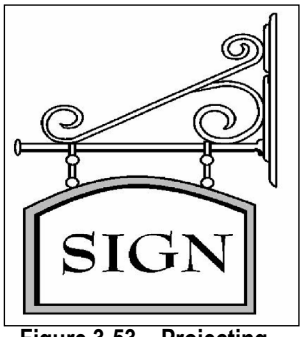


Figure 3-53 – Projecting Sign

ARTICLE 4

Standards for Specific Land Uses

Chapter 106.40 - Adult Oriented Business Regulations 3

106.40.010 - Purpose, Intent and Application 3
106.40.020 - Definitions 3
106.40.030 - Findings 3
106.40.040 - Allowed Zones 3
106.40.050 - Distance Requirements 4
106.40.060 - Development and Performance Standards and Regulations 5
106.40.070 - Amortization of a Nonconforming Adult-Oriented Business Use 10
106.40.080 - Extension of Time for Nonconforming Adult-Oriented Business Use 11
106.40.090 - Enforcement 12

Chapter 106.42 - Standards for Specific Land Uses 13

106.42.010 - Purpose and Applicability 14
106.42.015 – Accessory Dwelling Units 14
106.42.020 - Alcoholic Beverage Sales 19
106.42.030 - Animal Keeping 21
106.42.040 - Automated Teller Machines (ATMs) 24
106.42.050 - Condominiums 24
106.42.060 - Condominium Conversion 25
106.42.070 - Convenience Stores 28
106.42.080 - Drive-Through Facilities 29
106.42.090 - Emergency Shelters 31
106.42.100 - Home Occupations 32
106.42.110 - Live/Work and Work/Live Units 34
106.42.120 - Marijuana Dispensaries, Deliveries, and Businesses 37
106.42.130 - Mixed Use Projects 37
106.42.140 - Mobile Homes and Mobile Home Parks 39
106.42.150 - Multi-Unit Dwelling and Group Quarters Projects 41
106.42.160 - Outdoor Displays and Sales 42
106.42.170 - Outdoor Storage 44
106.42.180 - Power Transmission Facilities 45
106.42.190 - Recycling Facilities 46
106.42.200 - Residential Accessory Uses and Structures 48
106.42.220 - Single Dwellings 50
106.42.225 – Small Lot Housing Product Projects 51
106.42.230 - Smoking Paraphernalia Establishments 52
106.42.240 - Substance Abuse Treatment Clinics 52
106.42.250 – Temporary Uses 53
106.42.2~~5~~60 –Two-Unit Housing Development 58

Chapter 106.44 - Telecommunications Facilities 61

106.44.010 - Purpose 61
106.44.020 - Definitions 61
106.44.030 - Applicability 61
106.44.040 - Satellite TV and Dish Antenna Standards 61
106.44.050 - Wireless Telecommunications Facilities 62
106.44.060 - Amateur Radio Antennas 70

Contents

CHAPTER 106.42 - STANDARDS FOR SPECIFIC LAND USES

Sections:

106.42.010 - Purpose and Applicability
106.42.015 - Accessory Dwelling Units
106.42.020 - Alcoholic Beverage Sales
106.42.030 - Animal Keeping
106.42.040 - Automated Teller Machines (ATMs)
106.42.050 - Condominiums
106.42.060 - Condominium Conversion
106.42.070 - Convenience Stores
106.42.080 - Drive-Through Facilities
106.42.090 - Emergency Shelters
106.42.100 - Home Occupations
106.42.110 - Live/Work and Work/Live Units
106.42.120 - Marijuana Dispensaries, Deliveries, and Businesses
106.42.130 - Mixed Use Projects
106.42.140 - Mobile Homes and Mobile Home Parks
106.42.150 - Multi-Unit Dwelling and Group Quarters Projects
106.42.160 - Outdoor Displays and Sales
106.42.170 - Outdoor Storage
106.42.180 - Power Transmission Facilities
106.42.190 - Recycling Facilities
106.42.200 - Residential Accessory Uses and Structures
106.42.220 - Single Dwellings
106.42.225 – Small Lot Housing Product Projects
106.42.230 - Smoke Shops
106.42.240 - Substance Abuse Treatment Clinics
106.42.250 - Temporary Uses
106.42.260 – Two Unit Development

106.42.010 - Purpose and Applicability

A. Purpose. This Chapter provides site planning, development, and/or operating standards for certain land uses that are allowed by Article 2 (Zoning Districts and Allowable Land Uses) within individual or multiple zoning districts, and for activities that require special standards to mitigate their potential adverse impacts.

B. Applicability. The land uses and activities covered by this Chapter shall comply with the provisions of the Sections applicable to the specific use, in addition to all other applicable provisions of this Zoning Code.

1. Where allowed. The uses that are subject to the standards in this Chapter shall be located only where allowed by Article 2 (Zoning Districts and Allowable Land Uses).

2. Planning permit requirements. The uses that are subject to the standards in this Chapter shall be authorized by the planning permit required by Article 2 (Zoning Districts and Allowable Land Uses), except where a planning permit requirement is established by this Chapter for a specific use.

3. Development standards. The standards for specific uses in this Chapter supplement and are required in addition to those in Articles 2 (Zoning Districts and Allowable Land Uses) and 3 (Site Planning and Project Design Standards).

a. The applicability of the standards in this Chapter to the specific land uses listed is determined by Article 2 (Zoning Districts and Allowable Land Uses).

b. In the event of any conflict between the requirements of this Chapter and those of Articles 2 (Zoning Districts and Allowable Land Uses) or 3 (Site Planning and Project Design Standards), the requirements of this Chapter shall control.

106.42.015 – Accessory Dwelling Units

A. Purpose. This Section is to encourage and allow accessory dwelling units (ADU) and junior accessory dwelling units (JADU) and establish standards in conformance with the State law provisions set forth in California Government Code Sections 66310 through 66342 ("State ADU law").

1. **Applicability**. The lot on which an ADU is located must have an existing or proposed primary unit, duplex or multi-unit dwelling, or such a dwelling may be constructed concurrently with the accessory dwelling unit. Both options are pursuant to the common development standards set forth in Section 106.42.015(E).

2. **Development Options.** An applicant may choose to proceed under subsection B, which sets forth the city's local development option or the applicant may choose to proceed under subsection C, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined. Nothing in this Chapter shall provide an exception to the requirements of the Building Code.

B. City's local development option. The following standards apply under the City's local development option.

1. Number of units

a. A lot developed with a single-unit dwelling may have a maximum of one ADU and one JADU pursuant to Section 106.42.015 (D). Neither the ADU nor the JADU are included when calculating the density of a parcel.

b. A lot developed with a multi-unit dwelling will follow California Government Code Section 66323 as listed in subsection C.

2. **Location.** ADUs are prohibited within the front yard, except as permitted under Section 106.42.015(E)(1)(c).

3. **Allowed floor area**

a. Attached ADU: The floor area of an attached ADU shall not exceed sixty (60) percent of the floor area of the existing primary dwelling, up to a maximum of 1,200 square feet. Notwithstanding this limit, an attached ADU shall be permitted a minimum floor area of at least:

(1) 850 square feet for an ADU with zero to one bedroom; or
(2) 1,000 square feet for an ADU with 2 or more bedrooms, whichever is less.

In no case shall local development standards (such as floor area ratio or lot coverage) be applied to prohibit at least one attached ADU of at least 800 square feet.

b. Detached ADU: The floor area of a detached ADU shall not exceed 1,200 square feet, regardless of the size of the primary dwelling.

c. Efficiency Unit: Nothing in this section shall be construed to prohibit an "efficiency unit" as defined in Section 17958.1 of the Health and Safety Code, with a minimum floor area of 150 square feet.

d. Calculation of Floor Area: The floor area is calculated pursuant to Section 106.42.015(E)(4).

C. **State of California Government Code Section 66323 ADU option.** The following standards apply under the State of California's Government Code Section 66323 ADU option.

1. **Number of units**

a. For lots with a single-family dwelling, each of the following:

(1) One interior ADU per lot created through the conversion of space entirely with an existing structure, including accessory structure is allowed. This may include the construction of up to a 150 square foot expansion beyond the same physical dimensions as the existing accessory dwelling structure to accommodate ingress and egress only. An interior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety.

(2) One JADU per lot pursuant to Section 106.42.015 (D).

(3) One new construction detached ADU with a minimum four-foot side and rear setbacks. The ADU may not exceed a floor area of up to 800 square feet and shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

b. For lots with a multi-unit dwelling, the allowed number of allowed ADUs are listed below. For the purpose of this subsection, a structure with two or more attached dwellings on a single lot is considered a multi-unit dwelling. Multiple detached single-unit dwellings on the same lot are not considered a multi-unit lot.

(1) Existing multi-unit dwellings may create ADUs from existing areas that are not used as livable space within an existing multi-unit dwelling structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of ADUs shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

(2) Existing multi-unit dwellings may construct one (1) detached ADU for each existing dwelling unit on the lot, up to a maximum of eight (8) detached ADUs.

(3) Proposed multi-family units may construct up to two detached ADUs.

(4) All detached ADUs must comply with the height requirements of Section 106.42.015(B)(2)(b).

(5) No maximum floor area limitation shall apply to detached ADUs constructed on a lot with a multi-unit dwelling pursuant to Government Code Section 66323, subdivision (a)(4). Lot coverage requirements pursuant to Section 106.42.015(E)(3) are applicable.

D. Junior accessory dwelling unit. A JADU is allowed on any lot zoned for single-family dwellings where the primary dwelling is a single-family dwelling on the lot.

1. Requirements. A unit is considered a JADU provided each of the following standards are met:

a. The unit is created within the walls of the proposed or existing single-family residence, including attached garages.

b. The unit does not exceed 500 square feet of interior livable space as defined in Section 106.42.015 (E)(4)(a).

c. The unit has at least an efficiency kitchen. The efficiency kitchen shall be removed if the JADU ceases.

d. The unit has bathroom facilities that are either separate from or shared with the residence in which the unit is contained.

e. The unit has exterior access separate from the entrance to the dwelling in which it is contained.

2. Owner-occupancy. Owner-occupancy is not required for a JADU if the owner is a governmental agency, land trust, or housing organization or if the JADU has separate sanitation facilities from the primary dwelling. However, if the JADU shares sanitation facilities with the primary dwelling, either the JADU or the primary dwelling shall be occupied by the owner.

3. Deed Restriction. Prior to the issuance of the building permit, the owner shall show proof of a recorded deed restriction. The deed restriction, which shall run with the land, including the transfer of ownership, will prohibit the following:

a. The JADU shall not be sold separately from the single dwelling.

b. The JADU shall be restricted in size and attributes as described in Government Code § 66310-66342.

E. Common Development Standards

The following development standards apply to all ADUS and JADUs, whether approved under Subsection C (City's local option) or Subsection D (State law), except where State law expressly precludes application of a local standard.

1. Setback requirements. An ADU shall comply with the setback requirements of the applicable zoning district except that the interior side and rear yard setbacks may be four feet.

a. Notwithstanding subsection B.1. above, no setback is required for the conversion of an existing living area or accessory structure to an ADU, including a structure reconstructed in the same location and to the same dimensions as the existing structure.

b. An ADU may not encroach into or be constructed in any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the ADU in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

c. Front yard setbacks shall not be applied to an attached or detached ADU if it would prohibit the construction of an ADU that does not exceed 800 square feet with four-foot side and rear yard setbacks.

2. Height limit. An ADU shall comply with the following height limits.

a. An attached ADU shall comply with the height limits of the applicable zoning district except where State law allows greater height.

b. A detached ADU shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

c. Where the accessory dwelling unit is above a detached residential accessory structure, the total building height shall not exceed 25 feet.

3. **Lot Coverage.** An ADU shall comply with the lot coverage requirements of the applicable zoning district. Notwithstanding the foregoing, one ADU per lot that does not exceed 800 square feet in floor area shall be exempt from maximum lot coverage requirements.

   a. In no case shall the application of lot coverage requirements preclude the construction of at least one ADU of up to 800 square feet with minimum four-foot side and rear yard setbacks, in compliance with Government Code section 66323.

4. **Floor Area Calculation**. For the purposes of this Chapter, the floor area of an ADU shall be calculated based on the interior livable space of the unit.

   a. Interior livable space is defined as the enclosed area within the ADU measured from the interior surfaces of the exterior walls and includes all areas intended for living, sleeping, cooking, or sanitary purposes. Exterior walls, balconies, patios, garages, carports, and unfinished or non-habitable spaces shall not be included in the calculation of floor area.

5. **Fire sprinklers.** Fire sprinklers shall not be required for an ADU or JADU if they are not required for the primary dwelling unit. If fire sprinklers are required for the primary dwelling unit, they may be required for the ADU or JADU.

6. **Changes in occupancy**. Creation of an ADU or JADU within an existing structure shall not be considered a change of occupancy under the Building Code unless the Building Official determines that a change in occupancy is required to ensure public health and safety.

7. **Off-street parking requirements**. Additional off-street parking is not required for an ADU or JADU. When a garage, carport, covered parking structure or uncovered parking space is demolished or converted in conjunction with the construction of an ADU or JADU, no replacement parking shall be required.

8. **Separate entrance required**. An attached ADU shall have an entrance separate from the entrance to the primary dwelling.

9. **Window/balcony placement**. The following objective standards apply to the development of an ADU:

   a. An ADU that is 10 feet or less from a residential unit on an adjacent parcel shall not have second floor windows that directly face windows in the other unit.

   b. A detached ADU located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second-floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of residents on adjacent parcels.

   c. Any balconies above the ground floor shall not be located within 10 feet of a side or rear lot line.

10. **Timing of construction.** An ADU may be constructed simultaneously with or after the primary dwelling. An existing dwelling that complies with the development standards for an ADU may be designated as such to allow for the construction of a new primary dwelling on the same lot.

11. **Term of Rentals.** ADUs or JADUs shall not be rented for periods of 30 consecutive days or less. This provision shall not apply to ADUs lawfully constructed prior to January 1, 2020.

F. Processing. The City shall process all ADU and JADU applications ministerially within the timelines mandated by Government Code Section 66310 et seq. The Director may establish administrative policies and submittal requirements, consistent with State law, to facilitate the review and approval of these units.

G. Legalization of Unpermitted Units (Amnesty). Consistent with California Government Code Section 66333, the following provisions apply to the legalization of ADUs or JADUs units constructed without required permits prior to January 1, 2020:

1. **Ministerial Approval.** The City shall ministerially approve an application for a building permit to legalize an unpermitted ADU or JADU provided the unit meets the health and safety standards set forth in this subsection.
2. **Health and Safety Standards.** The City shall not deny an application for a permit under this subsection unless the Building Official makes a written finding that the unit is a "substandard building" as defined in California Health and Safety Code Section 17920.3.

   The unit shall not be required to comply with current building or zoning code requirements that were not in effect at the time of construction, or that would require the unit to be demolished or significantly altered, unless such compliance is necessary to correct a condition that makes the unit a substandard building.
3. **Application Process.** Prior to application submittal, an owner may request a confidential third-party inspection to identify potential health and safety violations. The City shall maintain a public "ADU Amnesty Checklist" outlining the specific substandard conditions that must be remedied for permit approval.
4. **Enforcement Tolling.** The City shall not initiate any enforcement action or impose fines for an unpermitted unit while a permit application is being processed in good faith under this section.
5. **Termination.** In accordance with state law, this amnesty pathway shall remain available until January 1, 2030, or as otherwise amended by Government Code Section 66333.

106.42.16 - Accessory Educational Use

A. Purpose: The purpose of this section is to allow accessory educational and instructional activities within religious assembly facilities. These provisions are intended to support community-serving programs, encourage the shared use of institutional buildings, and ensure that such activities remain incidental and subordinate to the principal religious assembly use.

B. Applicability: The provisions of this section apply only to religious assembly uses, including churches, synagogues, mosques, temples, and similar places of worship, even where such uses are classified under the Meeting Facility land use category. The religious assembly use must be legally operating pursuant to an approved use permit or other applicable entitlement.

C. Standards for Accessory Educational uses: Educational uses, including private schools, tutoring, and instructional programs, may operate as an accessory use to a permitted religious assembly use, provided that:

1. The educational use is located within a building occupied by the religious assembly use.
2. The accessory educational use shall not occupy more than thirty (30) percent of the gross floor area of the buildings on the site. This calculation shall include dedicated classrooms and administrative offices, but shall exclude shared common areas such as sanctuaries, worship halls, hallways, restrooms, and multi-purpose assembly halls.
3. The educational use is clearly incidental and subordinate to the religious assembly use and shall not function as an independent principal land use.
4. The accessory educational use shall not conflict with or displace the primary religious assembly activities.

5. The accessory educational use shall fit within the existing parking capacity of the site.

6. Accessory educational uses must still comply with all applicable Building and Fire Code requirements for educational occupancy.

7. The Director has the discretion to determine if the intensity of a proposed accessory use (such as noise, hours of operation, or total enrollment) exceeds these standards and may require a Minor Use Permit or Use Permit.

106.42.020 - Alcoholic Beverage Sales

A. Purpose. Establishments that sell or serve alcoholic beverages receive special attention from the City because of their potential to create problems, such as littering, loitering, public intoxication and disturbances. The City shall review all establishments selling alcoholic beverages.

B. Permit requirements. Each on-sale and off-sale liquor establishment shall require Use Permit approval, except for:

1. A bona-fide restaurant;

2. An on-sale or off-sale establishment that closes no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday; and

3. Food markets, supermarkets, drugstores, or any other retail establishment in which off-sale of alcoholic beverages constitutes less than 20 percent of total sales. The owner/operator shall submit evidence of total sales to the City Finance Department, upon request by City officials to verify compliance with this requirement.

C. Performance and development standards.

1. Exterior lighting of the parking areas shall be sufficient to ensure a minimum intensity of at least one foot-candle of light throughout the parking surface at all times.

2. The noise levels generated by the operation of such establishment shall not exceed 60 dBA on adjoining properties zoned for residential purposes and 65 dBA for commercially zoned property.

3. All establishments shall be required to have a public telephone listing. Exterior public telephones that permit incoming calls may not be located on the premises.

4. It shall be the responsibility of the applicant licensee to provide all employees with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include the following topics and skills development:

   a. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.

   b. The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.

   c. Methods for dealing with intoxicated customers and recognizing underage customers.

5. Off-sale liquor establishments shall provide litter and trash receptacles at convenient locations inside and outside the premises. In addition, those operators of such establishments shall remove trash and debris on a daily basis.

6. Convenience Stores (with or without associated gasoline sales) shall not sell:

   a. Wine in bottles or containers less than 750 ml except for wine based coolers;

   b. Wine coolers, whether made of wine or malt products, in quantities of less than a factory four-pack;

   c. Beer and/or malt beverages not in original factory package;

   d. Beer in single containers less than 32 ounces;

   e. Distilled spirits in containers less than 375 ml; and

   f. Distilled spirits at convenience stores that sell gasoline.

D. Security Measures. Project shall incorporate a variety of security measures that provide safety for employees and patrons of the store.

1. Window placement and design shall allow for window surveillance by employees of all outside areas from the employees primary work positions. Windows shall be clear of any signs, merchandise, or other materials at all times, between three feet and six feet in height from ground level. No more than 25 percent of the combined total window area may be covered with signage, advertising, etc. as described in the signage regulations section of the Zoning Code.

2. Building security systems and employee training shall be used to resist crime attempts. The following minimum measures shall be implemented. Alternate security measures may be approved by the Chief of Police.

   a. Employers shall provide employee training on safety and security, education on alcohol awareness, checking various forms of identification, and detecting and preventing illegal activity;

   b. Store shall have an interior layout that provides visibility for the cashier e.g. low display counters, two-way mirrors, or other methods that would provide visibility including corners or hidden areas;

   c. The cashier station shall be designed to be visible from the parking area. Windows or doors shall not be blocked with posters or signs. Counters shall be maintained free from excess displays to enhance the visibility of the cashier station;

   d. A timed drop safe shall be provided adjacent to the cashier station. Premises shall be posted accordingly;

   e. The installation of height tape next to exit;

   f. A prominently displayed video camera for identifying criminals. The video camera should include a device that records 24 hours of video directly on to a DVD/DVR recorder; and

   g. The owner shall maintain a library of the recorded digital video for a minimum of 7 days.

E. Required signs. Signs shall be posted prohibiting loitering and the consumption of alcoholic beverages in the business or in the parking areas, and any other signs as required by the City.

F. Optional conditions. Further conditions that may be imposed upon the issuance of a Use Permit or the issuance of a Business License for businesses selling alcoholic beverages.

1. Special security measures including off-duty police or licensed security guards, robbery and burglar alarm systems;

2. Limitations on hours of operation; and

3. Other conditions deemed appropriate in furtherance of the purposes of this ordinance.

G. Violations. If the Director or the Chief of Police or their designees determine there has been a violation of this Section or any of the conditions set forth in a Use Permit issued in compliance with this Section, a report of those violations may be presented to the Commission for review. The Commission may require the annual review of the Use Permit or revocation of the Use Permit based on non-compliance. Violations of conditions set forth in a Business License shall follow the procedures as provided in the City's Municipal Code Chapter 22 (Businesses).

H. Non-conforming establishments/improvements. Notwithstanding Chapter 106.70 (Nonconforming Uses, Structures, and Parcels), any on-sale or off-sale liquor establishment lawfully existing prior to the effective date of the ordinance adopting this Section and licensed by ABC, shall obtain a Use Permit when a change in the mode of operation would require a Use Permit as described in Section 106.42.020.B.

I. Modification to on-sale or off-sale liquor establishments. Any on-sale or off-sale liquor establishment which becomes lawfully established on or after the effective date of this Section and is licensed by the ABC, shall obtain or modify a Use Permit when a change in the mode of operation would require a Use Permit as described in Section 106.42.020.B.

J. Bonafide restaurants. A bonafide restaurant that sells alcoholic beverages may only admit persons under the age of 21 during the hours when meal service is available to its patrons.

K. One-day on-sale licenses. The requirements of this Section shall not apply to applications for one-day licenses in compliance with Business & Professions Code Section 24045.1.

106.42.030 - Animal Keeping

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), animal keeping shall be permitted only as an accessory and incidental use to a legally established primary use and shall comply with the requirements of this Section. Animal keeping shall not constitute a principal or independent use of the property.

A. Permit requirement. No planning permit is required for animal keeping in compliance with this Section except as required by this Section.

B. Minimum site area. Animal keeping shall occur only on a site that complies with the following minimum area requirements, or the minimum lot area requirements of the applicable zoning district, whichever is greater.

1. Stables. The minimum site area for a private stable shall be 20,000 square feet.

2. Small animal keeping. The minimum site area for the noncommercial keeping of small animals with a weight less than 75 pounds at maturity, other than household pets, as an incidental use, shall be 10,000 square feet. ~~Except roosters shall be allowed only on a site of 20,000 square feet or larger, or within an RD-1 or RD-2 zoning district.~~

3. Rooster Requirement: Roosters are permitted only on a site of 20,000 square feet or larger, or within an RD-1 or RD-2 zoning district.

4. **Hen Exception:** Not withstanding 10,000 square foot minimum, up to six (6) hens may be kept on a residentially zoned lots less than 10,000 square feet if the property is developed with a detached single-family residence and complies with Section 106.42.030.G. Properties 10,000 square feet or larger, or within an RD-1 or RD-2 zoning district, are not limited to size (6) hens.

~~a. **Exception.** Subject to the keeping standards listed in Section 106.42.030.G, up to six hens may be kept on residentially zoned lots less than 10,000 square feet only if the property is developed with a detached single-family residence. Properties 10,000 square feet or larger, or within an RD-1 or RD-2 zoning district are not limited to six. Roosters shall be allowed only on a site of 20,000 square feet or larger, or within an RD-1 or RD-2 zoning district.~~

5.. **Large animal keeping.** The minimum site area for the keeping of animals other than those allowed by Subsection B.2 shall be 20,000 square feet.

C. **Setback requirements.** Each barn, stable, or other structure used for the housing of animals other than household pets shall be set back a minimum of:

1. 25 feet from the front property line;

2. 20 feet from side and rear property lines; and

2. 20 feet from any habitable structure on an abutting parcel.

D. **Height limits.** No structure for animal keeping or other agricultural use shall exceed one story, except for storage lofts, or more than 16 feet, with plate line not exceeding 10 feet.

E. **Maintenance and operational standards.** All animal keeping shall comply with all of the following maintenance and operational standards, in addition to the requirements of Municipal Code Chapter 14 (Animals).

1. **Odor and vector control.** All animal enclosures, including but not limited to pens, coops, cages and feed areas shall be maintained free from litter, garbage and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors and offensive odors. Manure shall also not be allowed to accumulate within setback areas. Each site shall be maintained in a neat and sanitary manner.

2. **Containment.** All animals shall be effectively contained on the site, and shall not be allowed to run free on any parcel in a separate ownership or in a public right-of-way.

3. **Erosion and sedimentation control.** In no case shall an animal keeping operation be managed or maintained so as to produce sedimentation on any public road, adjoining property, or in any drainage channel or other waterway. In the event sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a nuisance and may be subject to abatement.

4. **Noise control.** Animal keeping shall comply with CHMC Section 8-44.3.

F. **Beekeeping standards.** Beekeeping shall comply with the following requirements.

1. **Minimum site area.** Beekeeping shall only occur on a site of 20,000 square feet or larger, or within an RD-1 or RD-2 zoning district.

2. **Owner occupancy.** A hive owner must be a resident in a dwelling located on the same parcel on which each hive is registered.

3. **Nuisance requirements.** The location of each hive and physical set-up arrangement on the property shall comply with the setback requirements in Subsection C. In addition, nuisance behavior by bees may require

the hive owner to take remedial actions upon notice by the City, in compliance with Subsection F.5. Failure to comply with specified remedial actions will constitute a violation of this Zoning Code for enforcement purposes.

4. **Public health and safety.** Urban beekeeping is allowed only on property that has not been declared a location where bee hives are potentially a hazard to public health and safety, in compliance with Subsection F.5. The procedures of Subsection F.5 may require removal of all bee colonies from the property through no direct fault of the beekeeper but because a health or safety situation has been shown to exist. Once a site has been declared unsafe for urban beekeeping, it shall not be legal to maintain bees on that property until the Director determines that the status has been removed from the property.

5. **Enforcement and revocation.** Urban beekeeping privileges may be withdrawn from any property by written notification to the property owner by the Director. Withdrawal must be done with cause; however, the cause need not be the fault of the beekeeper, nor be a factor that is under the control of the beekeeper. The Director may withdraw approval for any condition or combination of circumstances that jeopardizes, endangers or otherwise constitute an actual, potential or perceived menace to public health or safety. Once any property owner has been noticed of withdrawal of privileges to keep bees on a particular property, the privilege may be reestablished only upon written request.

   a. Written documentation over a medical doctor's signature certifying that the medical condition caused by bee stings to a resident in the site vicinity would constitute a higher than normal health hazard will constitute sufficient cause to withdraw the privilege of urban beekeeping from any specific property.

   b. Abnormally aggressive behavior by bees defending their hive beyond the property lines may constitute sufficient cause to withdraw the privilege of urban beekeeping from any specific property.

6. **Performance standards.**

   a. There shall be no more than two bee colonies established on the property, except two additional temporary colonies are allowed for hive separation or new swarm establishment purposes. Such temporary colonies shall be removed from the property within two weeks.

   b. Colonies shall be placed in the rear yard of the property and in no case shall the hives be closer than setback requirements in Subsection C.

   c. A permanent fresh water source shall be maintained within 15 feet of the hives.

G. **Small lot Hen keeping standards.** In addition to the standards listed in 106.42.030.E, the keeping of hens on lots less than 10,000 square feet shall comply with the standards as listed below:

1. **Containment.** Hens shall be kept within a coop from sunset to sunrise. Hens may roam free within a fully fenced rear or side yard area during daylight hours.

2. **Design.** The coop shall be designed and constructed such that hens are securely contained. The coop shall be designed with solid walls with openings for ventilation that will prohibit predators yet allow the flow of air.

3. **Height Limit**. A coop shall have a maximum height of 6 feet.

4. **Maintenance.** The coop shall be maintained in a clean and sanitary condition. All feed and other items associated with hen keeping shall be kept in secured metal containers to minimize contact with rodents.

5. **Noise**. Hens shall not produce continuous, excessive noise causing unreasonable disturbance to residents of adjacent properties, pursuant to the standards of the CHMC Section 8-44.3.

appearance and visibility from the public right-of-way. Vendors that remain in place more than four hours must demonstrate that adequate restroom facilities are available for use by customers.

l. **Vending vehicles or devices.** The width, length, and height of all vendor vehicles and devices shall be subject to review as a part of consideration of the Temporary Use Permit. The City's review shall include but not be limited to color, materials, and appearance of the vending vehicle or device; shade umbrellas; accessories (including ice chests and trash receptacles); and maneuvering necessary for set-up and takedown. All vehicles shall comply with the California Vehicle Code and California Health and Safety Code.

m. **Other applicable regulations.** Each vendor shall comply at all times with all applicable City and other governmental requirements, including without limitation, health permit, the Americans with Disabilities Act, health and safety regulations, this Zoning Code.

D. Development standards. The Director may establish the following standards based on the type of temporary use using the requirements of the applicable zoning district, and Articles 3 (Site Planning and Project Design Standards) and 4 (Standards for Specific Land Uses) for guidance:

1. Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Zoning Code;

2. Limitation on the duration of approved "temporary structures," so that they shall not become permanent or long-term structures; and

3. Other requirements as appropriate to minimize any adverse impacts of the use.

106.42.2~~5~~60 – Two-Unit Housing Development

This Section provides standards for housing developments of no more than two units, where allowed by this section. The provisions of this section supersede any contrary provisions in the Citrus Heights Municipal Code to the contrary.

A. Allowed Locations. A housing development in compliance with this Section shall be approved ministerially if it meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel is not located in any of the following areas and does not fall within any of the following categories:

a. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or

ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in

Government Code section 65913.4(a)(6)(G)(ii);

b. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

c. Lands under a conservation easement.

d. Within a historic district or on a site that is designated as historic.

3. The proposed housing development would not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Housing that is subject to any form of rent or price control by the city;

c. Housing on a parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or

d. Housing that has been occupied by a tenant in the last three years.

B. Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the underlying single-family residential zone:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

2. Except for those circumstances described in section 106.42.260.B.1, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the single-family residential zone.

3. Except for those circumstances described in section 106.42.260.A.3, the demolition or alteration of a structure is allowed for developments proposed under this Section.

4. The applicant shall provide easements for the provision of public services and facilities as required.

5. Off-street parking shall be limited to one space per unit, except that no parking requirements shall be imposed if the parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3.

6. Any residential accessory structure proposed in conjunction with or following the development of, a two-unit development shall meet the requirements of Citrus Heights Municipal Code Chapter 106.42.200.

7. The maximum number of primary units allowed under this Section is two per lot.

8. A parcel containing two primary units pursuant to the provisions of this Section shall have a maximum of one ADU and one JADU, for a total of four units on the parcel. This provision does not apply to lots containing two or more primary units constructed under any other authority or prior to the adoption of this Section.

C. Objective Standards. The following objective standard shall apply to two-unit developments provided the objective standard shall not be imposed if it would have the effect of physically precluding the construction of two units of less than 800 square feet.

1. The required parking space may be covered or uncovered but shall be at least 9 feet wide x 20 foot in length.

2. New units proposed adjacent to or crossed by a watercourse shown on Figure 3-1 of Section 106.30.040 shall meet the creekside setback requirements.

~~3. The applicant shall provide easements for the provision of public services and facilities as required.~~

D. Application Review. A housing development in compliance with this Section shall be approved ministerially if it meets the requirements of this Section. An application project shall not be denied based on any of the following:

1. The imposition of any objective zoning or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

2. Solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

E. Housing Development in Conjunction with Urban Lot Split. If the project includes an urban lot split, as defined and processed in accordance with Article XXII the Municipal Code, the applicant shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

1. That the uses shall be limited to residential uses.

2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.

3. That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to Section 106.42.015.

F. Building Official Authority. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

ARTICLE 8

Glossary

Chapter 106.80 - Definitions 8-3

106.80.010 - Purpose 8-3
106.80.020 - Definitions of Specialized Terms and Phrases 8-3

CHAPTER 106.80 - DEFINITIONS

Sections:

106.80.010 - Purpose of Chapter
106.80.020 - Definitions of Specialized Terms and Phrases

106.80.010 - Purpose

This Chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this Chapter, or in other provisions of the City of Citrus Heights Municipal Code, the Director shall determine the correct definition.

106.80.020 - Definitions of Specialized Terms and Phrases

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

Abut. Having property lines, street lines, or zoning district lines in common, except two parcels separated by a street shall not be considered to abut.

Accessory Dwelling Unit (ADU). A second permanent dwelling that is accessory to a primary dwelling on the same site. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation as described in Government Code Section65852.2.e An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Dwelling Unit (ADU), Attached. An accessory dwelling unit is considered attached when it is constructed as a physical expansion (i.e., addition) to a primary dwelling unit, is created through the conversion of a garage attached to a primary dwelling unit, or is created within existing living space within a primary dwelling (e.g. master bedroom).

Accessory Dwelling Unit (ADU), Detached. An accessory dwelling unit that is a separate structure from the primary dwelling unit.

Accessory Dwelling Unit, Junior (JADU). A unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure, as defined in Section 66313 subdivision (a)

Accessory Retail or Services. The limited retail sale of various products, or the provision of certain personal services within a health care, hotel, office, or industrial complex, to employees or customers. Examples of these uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care facilities.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site. See also “Residential Accessory Uses and Structures."

Accessory Use. A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary use is located.

Adult Day Care. See "Day Care, Adult."

Adult Oriented Business. The following terms and phrases are defined for the purposes of Chapter 106.40 (Adult

Day Care, Child. Facilities that provide non-medical care and supervision ~~of minor children~~ for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children, or child day care facilities designed and approved to accommodate fewer than 15 children in a ~~non~~residential building. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

2. **Family Child ~~Day~~ Care Home.** As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home. The use of a home as a family child care home shall be considered a residential use of property and a use by right for the purpose of all local ordinances.

3. **Large Family Child ~~Day~~ Care Home.** As defined by Health and Safety Code Section 1596.78, a family child care home ~~day care~~ facility in a residential ~~single~~ dwelling where an occupant of the residence provides family day care for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

4. **Small Family Child ~~Day~~ Care Home.** As defined by Health and Safety Code Section 1596.78, a family child care home ~~day care facility~~ in a residential ~~single~~ dwelling where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.

Density. The number of housing units per acre, unless otherwise stated, for residential uses.

Density Bonus. As determined by Chapter 106.32 (Affordable Housing Incentives), and granted to the owner/developer of a housing project who agrees to construct a prescribed percentage of dwelling units affordable to households of very low and/or low income. When determining the number of dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in the calculation.

Department. The City of Citrus Heights Community Development Department, referred to in this Zoning Code as the "Department."

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision in compliance with the Subdivision Map Act (Government Code Section 66410, et seq.), and any other division of land except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes.

Development Agreement. A contract between the City and an applicant for a development project, in compliance with the Municipal Code, and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval. In return, the City may be assured that the applicant will provide infrastructure and/or pay fees required by a new project.

Diameter of a Tree. Trunk diameter measured at 4.5 feet above the ground (also known as "Diameter at Breast Height," or "DBH).

Director. The City of Citrus Heights Community Development Director, or designee of the Director.

Discretionary Permit. A City land use review and entitlement process where the review authority exercises discretion in deciding to approve or disapprove the permit. Includes Minor Use Permits, Use Permits, Minor

Variances, Variances, Design Review Approval, and Subdivision Maps.

Diseased Tree. A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation, slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses.

District. See "Zoning District."

Drip line. A line that may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the trees. When depicted on a map, the drip line will appear as an irregular shaped circle that follows the contour of the tree's branches as seen from overhead.

Drive-Through Retail or Service. A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc. Examples of drive-through service facilities include drive-through bank teller windows and ATMs, dry cleaners, etc., but do not include gas stations or other vehicle services, which are separately defined under "Service Station," and "Vehicle Services.".

Drug Store, Pharmacy. A retail store that sells prescription drugs, over-the-counter medications, and other related products.

Duplex. A structure containing two dwelling units, including a structure where both units are under single ownership, and a structure where each unit is separately owned (a "half-plex').

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

E. Definitions, "E."

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Efficiency Kitchen. A kitchen which contains a sink with a drain and cooking facilities with appliances. Food preparation counter and storage cabinets are of reasonable size in relation to the size of the unit.

Emergency Shelter. A facility for the temporary overnight shelter of indigents operated by a public or non-profit agency. This includes but is not limited to other interim interventions such as a navigation center, bridge housing, and respite or recuperative care. Does not include charitable food distribution, which is not regulated by this Zoning Code.

Employee Housing. A residential structure which provides accommodation for six or fewer employees as described in HSC § 17021.5. Employee housing is different than a boarding house, rooming house, hotel, dormitory or other similar term as employee housing is not operated as a business run for profit.

Environmental Impact Report (EIR). An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

Equestrian Facility. A commercial facility for horses, donkeys, and/or mules, examples of which include horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in "Animal Keeping" as regulated by Section 106.42.030.

Equipment Rental. A service establishment that may offer a wide variety of household and business equipment, furniture, and materials for rental. Does not include construction equipment rental, which is separately defined.

F. Definitions, "F."

G. Definitions, "G."

Garage, or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 106.36 (Parking and Loading).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.

2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

General Plan. The City of Citrus Heights General Plan, including all its elements and all amendments thereto, as adopted by the City Council in compliance with Government Code Section 65300 et seq., and referred to in this Zoning Code as the "General Plan."

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- Antique stores
- Art galleries, retail
- Art supplies, including picture framing services
- Bicycles, scooters (manual or electric only, see "Auto and Vehicle Sales and Rental" for gasoline powered)
- Books, magazines, and newspapers
- Cameras and photographic supplies
- Clothing, shoes, and accessories
- Collectibles (cards, coins, comics, stamps, etc.)
- Department stores
- Dry goods
- Fabrics and sewing supplies
- Florists and houseplant stores (indoor sales only – outdoor sales are "Building and Landscape Materials Sales")
- Hardware (not including building or landscape materials)
- Hobby materials
- Jewelry
- Luggage and leather goods
- Musical instruments, parts and accessories
- Orthopedic supplies
- Records, CDs
- Religious goods
- Small wares
- Specialty shops
- Sporting goods and equipment
- Stationery
- Toys and games
- Variety stores
- Videos, DVDs, including rental

Does not include adult oriented businesses, which are separately defined

Golf Course. An open space area designed and with facilities for playing nine or more holes of golf.

Government Code. The California State Government Code.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

Groceries, Specialty Foods. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store. Includes retail bakeries, where any on-site baking is only for on-site sales.

Gross Lot Area. See "Lot Area."

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, generally without kitchen or cooking facilities. For the purposes of this Zoning Code, a guest house is considered to be the same a "Residential Accessory Structure."

H. Definitions, "H."

Habitable Space. Space within a dwelling unit for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

M. Definitions, "M."

Maintenance Service, Client Site Services. Base facilities for various businesses that provide services on the premises of their clients. Includes gardening, janitorial, pest control, water and smoke damage recovery, and similar services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument, plumbing, and other maintenance and repair services not operating from a retail establishment that sells the products being maintained or repaired. When these services operate from a retail establishment that sells the products being maintained or repaired, they are instead considered part of the retail use. When the base facilities for these services include service or storage yards, or fleet vehicle storage, they are instead classified under "Construction Contractor Base."

Manufacturing/Processing - Heavy. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. Heavy manufacturing uses are not allowed within the City of Citrus Heights. Examples of heavy manufacturing uses include the following.

1. **Chemical Product Manufacturing.** An establishment that produces or uses basic chemicals, and other establishments creating products predominantly by chemical processes. Examples of these products include: basic chemicals, including acids, alkalies, salts, and organic chemicals; chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and finished chemical products to be used for ultimate consumption, including drugs/pharmaceuticals, cosmetics, and soaps; or to be used as materials or supplies in other industries including paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above, except as part of retail trade.

2. **Concrete, Gypsum, and Plaster Product Manufacturing.** An establishment that produces bulk concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building and Landscape Materials Sales."

3. **Glass Product Manufacturing.** An establishment that manufactures glass and/or glass products by melting silica sand or cullet, including the production of flat glass and other glass products that are pressed, blown, or shaped from glass produced in the same establishment. Artisan and craftsman type operations of a larger scale than home occupations are instead included under ("Manufacturing - Light - Handcraft Industries and Small-Scale Manufacturing").

4. **Paving and Roofing Materials Manufacturing.** The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar. Does not include the manufacture of wood roofing materials (shingles, shakes, etc.) ("Lumber and Wood Product Manufacturing").

5. **Petroleum Refining and Related Industries.** Industrial plants for purifying petroleum, and the compounding of lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquified natural gas (LNG) facilities, the manufacture of petroleum coke and fuel briquettes, tank farms, and terminal facilities for pipelines. Does not include petroleum pipeline surge tanks and pump stations ("Public Utility Facilities"), or petroleum product distributors ("Petroleum Product Storage and Distribution").

6. **Plastics, other Synthetics, and Rubber Product Manufacturing.** The manufacture of rubber products including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily in manufacturing tires; products from recycled or reclaimed plastics or styrofoam; molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass manufacturing, and

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS AMENDING VARIOUS SECTIONS OF CHAPTER 106 OF THE CITRUS HEIGHTS MUNICIPAL CODE (ZONING CODE SECTION)

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend Chapter 106 of the Municipal Code (Zoning Code) to:

- Update commercial and land use tables for consistency and clarity.
- Replace Section 106.42.015 (Accessory Dwelling Units) to ensure full compliance with California Government Code Sections 65852.2 and 65852.22.
- Establish a new land use for accessory educational uses.
- Revise regulations pertaining to murals.
- Revise regulations for two-unit developments for consistency with SB 9, and make other minor clean-up amendments.
- Changes detailed in Exhibit A, which is incorporated herein by reference and any other minor amendments related to related to formatting and numbering.

Section 2: Findings

- Land Use Tables: The updates to the commercial and land use tables provide necessary consistency and clarity within the Zoning Code. These amendments do not change the fundamental allowable uses of the zones but rather streamline the code to improve transparency for residents and the development community, supporting General Plan Goal 10 to provide high-quality service to the public.

- Accessory Dwelling Units (ADUs): The replacement of Section 106.42.015 ensures that the City's regulations for Accessory Dwelling Units are in full compliance with California Government Code Sections 65852.2 and 65852.22. These updates are consistent with the General Plan Housing Element by removing local barriers to the creation of diverse housing types.

- Accessory Educational Uses: Establishing a new land use for accessory educational uses is consistent with General Plan Policy 25.1, which encourages a variety of educational and community-serving facilities. This addition provides a clear regulatory path for schools and institutions to offer ancillary services that benefit the city's social and economic vitality.

- Mural Regulations: The revisions to mural regulations support the General Plan's community identity goals. By providing clear standards for murals, the City fosters

artistic expression while ensuring that such installations are compatible with the scale and character of the surrounding built environment.

- SB 9 (Two-Unit Developments): The revisions to regulations for two-unit developments are necessary to maintain consistency with Senate Bill 9 (SB 9) and Government Code Section 65852.21. These changes ensure that the City's local code remains legally enforceable and provides clear objective standards for urban lot splits and two-unit projects as mandated by State law.

- Public Welfare & Clean-up: The proposed minor "clean-up" amendments and the ordinance as a whole will not be detrimental to the public interest, health, safety, convenience, or welfare. These changes collectively improve the functionality of the Citrus Heights Municipal Code and ensure it remains a modern, legally compliant, and user-friendly document.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibit A herein, and as discussed within the Staff Report, which is incorporated by reference.

Section 4: Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days of its adoption, in a newspaper of general circulation published and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this ___ day of ___, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
_____, **Mayor**

ATTEST:

_____

Amy Van, City Clerk

Exhibit

A. Redline Strikeout of Zoning Code