City of Citrus Heights

Zoning Code

Effective November 6, 2006

City of Citrus Heights
Community and Economic Development Department

Amendments included in this document:

2007-010	5555 Mariposa Special Planning Area
2007-014	Modify Table 2-5 regarding Medical Services – Extended Care
2008-015	Update of various sections
2008-016	Home Occupation Update
2010-001	Convenience Store Regulations Update
2010-004	Home Occupation Regulations- Home Electronics/Small Appliance Repair
2011-002	Outdoor Vending
2011-003	Adult Use Update
2012-001	Sign Exceptions
2012-004	Medical Marijuana Dispensaries
2013-005	Antelope Crossing Special Planning Area
2013-006	Alcoholic Beverage Exceptions/Cardroom Locations
2013-010	Verner Avenue Special Planning Area
2013-011	Update of various sections
2015-003	Citrus Heights Civic Center Special Planning Area
2015-004	Antelope Crossing Special Planning Area Update Prohibited Signs Update
2015-005	Alcoholic Beverages
2015-006	Sign Code Update Electronic Signs & Off-Site Signs
2015-010	Green Urban Strategy Update
2016-001	Medical Marijuana Cultivation
2016-005	Temporary Uses
2016-006	Vending
2016-007	Animal Keeping (Hens)
2016-008	Medical Marijuana
2016-009	Non-medical Marijuana
2016-011	Lot Coverage RD-5 Zone
2017-002	Accessory Dwelling Units
2017-003	Residential Uses in the Business Professional Zone
2017-004	Telecommunication Facilities
2018-002	Mitchell Farms
2018-004	Commercial Subdivisions
2018-005	Small Lot Development Standards
2019-004	Affordable Housing Incentives
2020-001	Marijuana Businesses
2020-002	Signage within Sunrise Boulevard/Greenback Lane Special Sign Distract
2020-003	Accessory Dwelling Units
2020-004	Various Sections (Commercial Recreation and other)
2020-007	Various Sections (Creekside Development, Home Occupation and other)
2021-006	Sunrise Tomorrow Special Planning Area
2021-007	Two-Unit Housing Development
2022-001	Various Sections (Commercial Fencing, Parking, Use Permits and other)
2022-011	Sunrise MarketPlace Overlay District
2023-003	Various Sections (Affordable Housing, Parking, Accessory Dwelling Units, Temporary Vending and other)
2024-006	Various Sections (Accessory Dwelling Units, Parking, and other)
2025-003	Commercial Land Use Table and Definitions

CITY OF CITRUS HEIGHTS

ZONING CODE

Contents

Article 1 - Zoning Code Applicability

Chapter 106.10 - Purpose and Applicability of Zoning Code 1-3

106.10.010 - Purpose of Zoning Code 1-3
106.10.020 - Authority 1-3
106.10.030 - Responsibility for Administration 1-3
106.10.040 - Applicability of the Zoning Code 1-3
106.10.050 - Enforcement 1-5

Chapter 106.12 - Interpretation of Zoning Code Provisions 1-7

106.12.010 - Purpose 1-7
106.12.020 - Authority 1-7
106.12.030 - Rules of Interpretation 1-7
106.12.040 - Procedure for Formal Interpretations 1-8

Article 2 - Zoning Districts and 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

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 3-21

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 3-53

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

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 3-122

106.39.010 - Purpose 3-122
106.39.020 - Applicability 3-122
106.39.030 - Tree Permit Application Requirements 3-124
106.39.040 - Arborist's Report 3-125
106.39.050 - Standard Policies and Procedures for Approved Work 3-126
106.39.060 - Tree Mitigation 3-130
106.39.070 - Tree Permit Approval or Denial 3-131
106.39.080 - Post Approval Procedures 3-132
106.39.090 - Fees and Penalties 3-133

Article 4 - Standards for Specific Land Uses

Chapter 106.40 - Adult Oriented Business Regulations 4-3

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

Chapter 106.42 - Standards for Specific Land Uses 4-13

106.42.010 - Purpose and Applicability 4-14
106.42.015 – Accessory Dwelling Units 4-14
106.42.020 - Alcoholic Beverage Sales 4-16
106.42.030 - Animal Keeping 4-18
106.42.040 - Automated Teller Machines (ATMs) 4-20
106.42.050 - Condominiums 4-21
106.42.060 - Condominium Conversion 4-21
106.42.070 - Convenience Stores 4-25
106.42.080 - Drive-Through Facilities 4-26
106.42.090 - Emergency Shelters 4-27
106.42.100 - Home Occupations 4-28
106.42.110 - Live/Work and Work/Live Units 4-31
106.42.120 - Marijuana Dispensaries, Deliveries, and Businesses 4-33
106.42.130 - Mixed Use Projects 4-34
106.42.140 - Mobile Homes and Mobile Home Parks 4-36
106.42.150 - Multi-Unit Dwelling and Group Quarters Projects 4-37
106.42.160 - Outdoor Displays and Sales 4-38
106.42.170 - Outdoor Storage 4-40
106.42.180 - Power Transmission Facilities 4-41
106.42.190 - Recycling Facilities 4-42
106.42.200 - Residential Accessory Uses and Structures 4-44
106.42.220 - Single Dwellings 4-46
106.42.225 – Small Lot Housing Product Projects 4-47
106.42.230 - Smoking Paraphernalia Establishments 4-48
106.42.240 - Substance Abuse Treatment Clinics 4-48
106.42.250 - Temporary Uses 4-49
106.42.260 – Two-Unit Housing Development 4-56

Chapter 106.44 - Telecommunications Facilities 4-59

106.44.010 - Purpose 4-59
106.44.020 - Definitions 4-59
106.44.030 - Applicability 4-59
106.44.040 - Satellite TV and Dish Antenna Standards 4-59
106.44.050 - Wireless Communications Facilities 4-60
106.44.060 - Amateur Radio Antennas 4-68

Article 5 - Special Planning Area Development Standards

Chapter 106.50 - Special Planning Area Development Standards 5-3

106.50.010 - Purpose and Applicability 5-3
106.50.020 - Antelope Commons 5-4
106.50.030 - Antelope Crossing 5-8
106.50.040 - Auburn Boulevard Corridor 5-11
106.50.050 - Auburn Boulevard - Van Maren Lane 5-12
106.50.060 - Auburn Oaks Court 5-14
106.50.070 - Camden Place 5-16
106.50.080 - Citrus Heights Civic Center 5-20
106.50.090 - Citrus Heights Community 5-21
106.50.100 - Greenback Woods 5-23
106.50.105 – 5555 Mariposa Residential 5-25
106.50.107 - Mitchell Farms 5-29
106.50.110 - Oak Avenue - Wachtel Way 5-33
106.50.120 - San Juan Avenue 5-36
106.50.130 - Stock Ranch 5-37
106.50.135 – Sunrise Tomorrow 5-38
106.50.140 - Sylvan Road - Woodside Drive 5-39
106.50.150 - Verner Avenue 5-42

Article 6 - Planning Permit Procedures

Chapter 106.60 Permit Application Filing and Processing 6-3

106.60.010 - Purpose 106.60.010 6-3
106.60.020 - Authority for Land Use and Zoning Decisions 6-3
106.60.030 - Concurrent Permit Processing 6-3
106.60.040 - Application Preparation and Filing 6-3
106.60.050 - Application Fees 6-6
106.60.060 - Initial Application Review 106.60.060 6-7
106.60.070 - Environmental Review 6-7
106.60.080 - Staff Evaluation and Report 6-8

Chapter 106.62 Permit Review and Decisions 6-9

106.62.010 - Purpose and Applicability 6-9
106.62.020 - Zoning Clearance 6-9
106.62.030 - Temporary Use Permit 6-10
106.62.040 - Design Review 6-11
106.62.050 - Use Permit and Minor Use Permit 6-13
106.62.060 - Variance and Minor Variance 6-15
106.62.080 – Exception to Sign Regulations 6-17
106.62.090 – Commercial Subdivisions 6-18

Chapter 106.64 Permit Implementation, Time Limits, and Extensions 6-19

106.64.010 - Purpose 6-19
106.64.020 - Effective Date of Permits 6-19

106.64.030 - Applications Deemed Approved 6-19
106.64.040 - Filing of New Application after Denial 6-19
106.64.050 - Permits to Run with the Land 6-19
106.64.060 - Performance Guarantees 6-20
106.64.070 - Permit Time Limits, Extensions, and Expiration 6-20
106.64.080 - Change to an Approved Project 6-21
106.64.090 - Permit Revocation or Modification 6-22

Chapter 106.66 Reasonable Accommodations 6-23

106.66.010 - Purpose 6-23
106.66.020 - Applicability 6-23
106.66.030 - Application Requirements 6-23
106.66.040 - Review Authority 6-24
106.66.050 - Review Procedure 6-24
106.66.060 - Findings and Decision 6-24
106.66.070 - Appeal of Determination 6-25

Article 7 - Zoning Code Administration

Chapter 106.70 - Nonconforming Uses, Structures, and Parcels 7-3

106.70.010 - Purpose, Applicability 7-3
106.70.020 - Definitions 7-3
106.70.030 - Restrictions on Nonconforming Structures and Uses 7-4
106.70.040 - Residential Exemptions 7-5
106.70.050 - Loss of Nonconforming Status 7-5
106.70.060 - Nonconforming Parcel 7-6
106.70.070 - Nonconformity Due to Lack of Use Permit 7-6

Chapter 106.71 - Development Agreements 7-7

106.71.010 - Purpose 7-7
106.71.020 - Application 7-7
106.71.030 - Commission Action 7-8
106.71.040 - Council Action 7-8
106.71.050 - Approval of Development Agreement 7-8
106.71.060 - Required Notice for Public Hearing 7-8
106.71.070 - Irregularity in Proceedings 7-8
106.71.080 - Form of Agreement 7-9
106.71.090 - Amendment or Cancellation 7-9
106.71.100 - Recordation 7-9
106.71.110 - Agreement File 7-9
106.71.120 - Periodic Review 7-9
106.71.130 - Modification or Termination 7-10

Chapter 106.72 - Appeals 7-11

106.72.010 - Purpose 7-11
106.72.020 - Appeal Subjects and Jurisdiction 7-11
106.72.030 - Filing and Processing of Appeals 7-11

Chapter 106.74 - Amendments 7-13

106.74.010 - Purpose 7-13
106.74.020 - Initiation of Amendment 7-13
106.74.030 - Hearings and Notice 7-13
106.74.040 - Commission Action on Amendment 7-13
106.74.050 - Council Action on Amendment 7-14
106.74.060 - Findings 7-14
106.74.070 - Refiling of a Rezoning Application 7-14

Chapter 106.76 - Public Hearings 7-15

106.76.010 - Purpose 7-15
106.76.020 - Notice of Hearing 7-15
106.76.030 - Scheduling of Hearing 7-15
106.76.040 - Hearing Procedure 7-15
106.76.050 - Recommendation by Commission 7-15
106.76.060 - Notice of Decision 7-16

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