

## A. Residential

Intent: This category is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel.

### Allowable Uses and Densities:

1. A mix of all types of housing, including single-family, mobile homes, split lots, and multi-family units. Allowed densities shall be as follows:
  - Low Density: 3.00 to 5.99 units per gross acre.
  - Medium Density: 6.00 to 13.99 units per gross acre.
  - Medium High Density: 14.00 to 25.00 units per gross acre.
  - High Density: 25.00 to 49.99 units per gross acre.
  - Very High Density: 50.00 to 70.00 units per gross acre.
  - The maximum allowable "pre-bonus" gross density would be 4.79 units per gross acre in the low density category; 11.20 in the medium density category, 19.99 in the medium high density category; 39.99 in the high density category, and 56.00 in the very high density category.
  - The maximum allowable "post-bonus" gross densities would be 5.99 in the low-density category, 13.99 in the medium density category, 24.99 in the medium high density category, and 49.99 in the high density category, and 70.00 in the very high density category (assuming a 25% density bonus).

The maximum allowable "post-bonus" gross density would apply to a project that is exempt from providing affordable housing
  - The minimum "pre-bonus" gross density would be 2.40 units per gross acre in the low-density category. The minimum "post-bonus" gross density would be 3.00 units per gross acre in the low-density category.

The maximum allowable density in the core area shall be retained as provided in the Core Area Specific Plan.

Intent of "High Density" and "Very High Density" categories. Projects in these categories are intended to: implement the "Smart Growth Principles" promoted in the Sacramento Area Regional Council of Governments (SACOG) Blueprint program including but not limited to: compact development for efficiency of land usage and infrastructure; contribution to the avoidance of sprawl; and reduction of vehicle miles travelled. The projects provide for needed market-rate and affordable housing, and

alleviate the pressure for rental housing in established low density residential neighborhoods

The projects would typically be characterized by:

- Location: The site location encourages walking, biking and public transit use, and the reduction of auto trips. The location is characterized by being: near transit routes and bicycle facilities; near community facilities and services, near shopping, employment centers, parks and greenbelts; and separated or adequately buffered from low density residential uses.
- Quality site and architectural design. The site and architectural design contributes to the attractiveness of living in a compact development and facilitates the ease of walking and biking to work or neighborhood services. The design fosters a sense of community and place, interaction among residents, and the development of smaller communities within a larger project. Building considerations include: heights that accommodate the higher density while providing adequate setbacks from property lines; appropriate massing across a site in the placement of individual buildings and structures, and where necessitated by sensitivities to adjoining uses providing for "stepping" of building heights throughout of upper floors. Parking may be provided with surface parking, below grade, in structures or a combination thereof. Usable open space meets or exceeds normal standards for a residential high density project.

The very high density designation is restricted to properties on the north side of Russell Boulevard between State Highway 113 and Sycamore Lane. Application of this designation requires a general plan amendment to apply it to the parcel

2. Make provision for home occupations, offices, retail shops, public buildings, public facilities, cemeteries and wells, provided they are compatible with surrounding residential development (in terms of traffic generation, parking requirements, design and similar neighborhood issues) and consistent with specific zoning.

Table of Minimum and Maximum Densities

		Gross	Net**
Low Density	Without density bonus	2.40 - 4.79	2.88 - 5.75
	With density bonus*	3.00 - 5.99	3.60 - 7.19
Medium Density	Without density bonus	4.80 - 11.20	5.76 - 13.44
	With density bonus*	6.00 - 13.99	7.20 - 16.79
Medium High Density	Without density bonus	11.21 – 19.99	13.45 – 29.99
	With density bonus*	14.00 – 24.99	16.80 – 29.99
High Density	Without density bonus	20.00 – 39.99	24.00 – 48.00
	With density bonus*	25.00 – 49.99	30.00 – 59.99
Very High Density	Without density bonus	40.00 – 56.00	48.00 – 67.20
	With density bonus*	50.00 – 70.00	60.00 – 84.00

Notes:

- a. With density bonus \* is assumed to be 125% of without density bonus for the purpose of this table.  
 Net density \*\* is assumed to be 120% of gross density for the purpose of this table.
- b. Some of the non-residential land use categories (that is, Neighborhood Retail, Business Park, and Office) allow limited residential uses to the extent that the residential uses do not conflict with the primary use of the area. The residential component in a mixed use project in one of these land use categories is limited to an additional 15% floor area ratio (in addition to the 50% allowable floor area ratio in these land use categories).
- c. The allowable residential densities in the Core Area shall be retained as stated in the Core Area Specific Plan.
- d. See the separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts."
- e. Through a specific plan or Planned Development, the City may approve developments with densities on any given parcel that are lower than the otherwise allowable minimum or higher than the otherwise-allowable

maximum density for a given area, provided the overall density is consistent with the allowable density.