

SAMPLE ORDINANCE

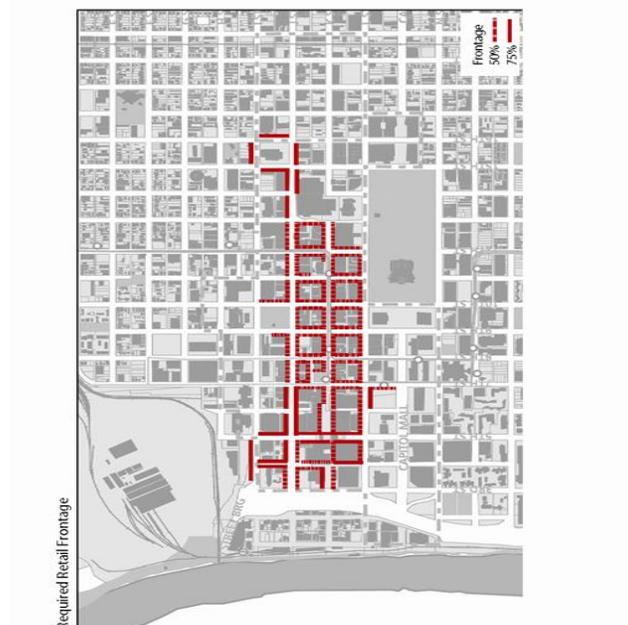
Sacramento, CA 17.216.820 C-3 zone—Ground-floor retail requirement.

A. Purpose. The purpose and intent of the ground-floor retail requirement is to preserve, enhance, and ensure establishment of retail commercial, personal service, and pedestrian-oriented uses for the street level of buildings that abut a public street.

B. Retail blocks and use restrictions established.

1. Exhibit A identifies the retail blocks in the C-3 zone that are subject to the provisions of this section and designates ground-floor retail requirements of either 75% or 50% for each individual block-face, as shown.

Exhibit A



2. Retail, pedestrian-oriented, and personal service classifications indicated on Table 1 shall occupy a minimum of 50% to 75% of the street-frontage floor area of a building on a retail block, as indicated on Exhibit A, and subject to other applicable provisions of this title.

Table 1: Retail, Pedestrian-Oriented, and Personal Service Classifications
Amusement center, indoor
Athletic club; fitness studio
Bar; nightclub
Cinema
Commercial service
Museum
Restaurant
Retail store
Theater

3. All other uses permitted or allowed in the C-3 zone may occupy the remaining block face not devoted to the ground-floor retail classifications listed in Table 1.

4. A zoning administrator conditional use permit is required to deviate from the minimum ground-floor retail requirements in Exhibit A. The zoning administrator's approval may be for a limited period of time, depending upon present economic conditions, existing physical conditions, or any special circumstances related to the particular location.

C. New construction or conversions affecting ground-floor areas in buildings on designated retail streets must provide retail space within those buildings with either (1) a minimum interior space depth of 60 feet measured from the inside wall abutting the front property line, or (2) space modules containing a minimum area of 1,000 square feet along building frontage abutting designated retail streets, whichever is less.

D. A conditional use permit for a use not listed on Table 1 and located within a building's street-frontage floor area that is interrupted for a continuous period of one year or more shall be deemed automatically revoked. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)