

# Norwood West

## Planned Unit Development (PUD) Guidelines

City of Sacramento, California

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(P86-108)

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# Chapter 1- Purpose and Intent

Norwood West Business Park is being created as a planned unit development (PUD) composed of light-industrial and related office uses intended to provide an interrelated total environment, utilizing a common theme while encouraging architectural variation.

The City shall adhere to the following PUD general objectives in reviewing the development plans:

- To enhance the value of land and structures within and adjacent to the project;
- To minimize congestion due to vehicular and pedestrian circulation within the project area;
- To preserve and enhance the aesthetic values throughout the project;
- To encourage safety, comfort, convenience and general welfare.

The guidelines are intended to act as a supplement to existing City ordinances and shall prevail when more restrictive than the City ordinance. Any amendments hereto can only become effective upon approval in accordance with the Planning and Development Code, Chapter 17.452 Planned Unit Development Regulations.

# Chapter 2- Prohibited Uses

The following uses are prohibited within the Norwood West PUD:

- Truck terminal
- Concrete batch plant
- Cement or clay products manufacturing
- Junk yard
- Lumber yard
- Planning mill
- Gas manufacturing
- Petroleum and bottle gas storage
- Fuel yard

# Chapter 3- Office Use

Office use is permitted if office is limited to 10,000 gross square feet, or up to 25% of gross floor area of a building(s) per development project or integrated development site, whichever is greater.

# Chapter 4- Procedures for Approval

The procedures for approval of development under, as well as amendments to, these Guidelines are set forth in Chapter 17.452 of Title 17 of the Sacramento City Code, and as it may be amended from time to time.

# Chapter 5- Environmental Standards

## 5.1 General

Norwood West Business Park shall be designed to create a desirable environment. Each element shall have a defined internal relationship and be architecturally harmonious with other surrounding areas. Landscaped areas with permanent irrigation, interspersed with tree planting and service facilities will tie together the individual elements throughout the project.

## 5.2 Landscaping

- Minimum Landscaping Coverage per Project in PUD: All landscaping referred to in this section shall be maintained in a neat and orderly fashion and shall comply with the requirements of the Chapter 17.612 of the Planning and Development Code.
- Street Frontage Setback Area: Landscaping in this area shall be a minimum of 25 feet along all public streets and consist of any effective combination of trees, ground cover, and shrubbery.
- Side and Rear Yard Setback Area: All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree plantings. Undeveloped areas proposed for future expansion shall be maintained in a weed free condition but need not be landscaped.

## 5.3 Masonry Wall, Fencing, and Landscaping

- An eight-foot decorative masonry barrier is to be constructed on the north side of Morrison Avenue across all open areas between building walls to provide a solid uninterrupted barrier on the north side of Morrison Avenue. Decorative wrought iron fencing is acceptable if there are buildings blocking the views from Morrison Avenue thereby screening heavy industrial uses. Proposed walls and/or fence design is subject to review and approval by the Planning Division.
- All walls and/or fencing shall be set back twenty-five (25) feet. This point shall be measured from the Morrison Avenue right-of-way line. Landscaping is required in front of the proposed fence.
- The masonry barrier or fencing and landscaping shall be completed as building development occurs on a lot-by-lot basis. The barrier design and landscaping shall be compatible with other fences throughout the PUD.

- Timing of Construction: In order to have a minimum impact on residences of the area, the masonry barrier and required landscaping on Morrison Avenue shall be accomplished prior to occupancy of the first building in the PUD.

## **5.4 Pedestrian Circulation**

Pedestrian circulation will be based primarily on the standard public sidewalks. Secondary walkways shall connect adjacent buildings through the landscaping element of the site.

## **5.5 Traffic Circulation**

There shall be no direct vehicular access onto Morrison Avenue from abutting parcels except from approved public streets or driveways. The applicant shall dedicate one-half of the 58-foot wide IOD of the new north/south street connecting Opportunity Street to Morrison Avenue.

Owners and applicants for themselves, their heirs, successors, and assigns agree that the City may in its discretion close, abandon or vacate that portion of New North South Street between Harris Avenue and Morrison Avenue at such time as Harris and Opportunity connects from this project to Norwood Avenue to the east.

Owners and applicants for themselves, their heirs, successors and assigns hereby waive and relinquish any rights they may have to protect or oppose such street closure, abandonment or vacation. This condition shall not be deemed an agreement by the City to close, abandon or vacate said street nor shall this condition in any way limit or impair the City's discretion to close, abandon or vacate said street at any time it deems appropriate.

## **5.6 Parking Standards**

Off-street parking requirements shall be consistent with Chapter 17.608 Parking of the Planning and Development Code.

## **5.7 Exterior Lighting**

- All fixtures shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve.
- Lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public.
- Lighting design shall be such as not to produce hazardous and annoying glare to motorist, building occupants, or to the general public.
- Lighting is to be oriented away from the properties adjacent to the PUD.

# Chapter 6- Building Standards

## 6.1 Building Height and Setbacks

- A minimum 25-foot street setback for buildings shall be provided on all streets.
- Building height shall be limited to 30 feet.
- A minimum 50-foot setback from the drainage canal shall apply to the northern parcel.

## 6.2 Exterior Building Materials

- The purpose and intent of this section is to encourage the creative and innovative use of materials and methods of construction.
- Finish building materials shall be applied to all sides of the building which are visible to the general public and the occupants of other buildings.
- Untextured concrete block exposed to the exterior or large surfaces of untextured tilt-up concrete panels shall be discouraged, unless approved by the City of Sacramento Planning Division.
- The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings.

## 6.3 Colors

- All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.
- The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick and dark anodized aluminum finishes, etc. shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review and approval by the Planning Division.

## 6.4 Roof Projections

- Mechanical equipment located on the roof such as air conditioning, ventilating, or other mechanical equipment shall be screened or enclosed in such a manner as to hide such equipment. The design and material of the screening shall be compatible with the building architecture.
- The projections shall be painted to match the roof or building.

## 6.5 Recycling and Solid Waste Disposal Regulations

- All trash enclosures and recycling containers shall be designed to be consistent with the regulations in Chapter 17.616 Recycling and Solid Waste Disposal Regulations of the Planning and Development Code.

## **6.6 Mechanical Equipment**

- All mechanical equipment, utility meters and storage tanks shall be screened and architecturally designed to be an integral part of the building.
- Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the buildings.
- Underground utility services throughout the project will be required.
- All mechanical equipment shall be located in such a manner so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.

## **6.7 Exterior Fire Stairs**

Non-enclosed exterior fire stairs will not be permitted.

## **6.8 Temporary Structures**

- Temporary structures will only be permitted if they are attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction.
- Such structures shall be as inconspicuous as possible.

## **6.9 Walks And Plaza Materials**

Materials selected for walks and plazas shall be related to the materials of the buildings. The surface shall be non-skid finish. The design shall provide maximum comfort and safety to pedestrians.

# **Chapter 7- Sign Regulations**

The following signage criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the development, safeguard and enhance property values, and will encourage signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement Chapter 15.148 of the City Code, and in all cases, the most restrictive requirements shall apply.

## **7.1 General Sign Requirements**

- Flashing, moving, or audible signs will not be permitted.
- No signs shall be permitted on canopy roofs or building roofs.
- No sign or any portion thereof shall project above the building or top of the all upon which it is mounted.
- All attached building signs shall be placed flat against the building.

- Freestanding pole signs shall not be permitted with the exception of monument signs as permitted in subsections 7.4 and 7.5.
- No signs perpendicular to the face of the building shall be permitted.

## **7.2 Design Requirements**

- Signs shall be located only as shown on the approved schematic plan.
- All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- No exposed conduit, tubing, or raceways will be permitted.
- No exposed neon lighting shall be used on signs, symbols or decorative elements.
- All conductors, transformers and other equipment shall be concealed to the extent possible.
- The location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Building Division. The installation shall be in accordance with the approved drawings.
- Painted lettering or signs shall not be permitted.

## **7.3 Special Signing**

- Informational and directional signs relating to pedestrian and vehicular flows within the project area shall conform to the standards of the City Sign Ordinance, Title 15.148.
- One standard sign denoting the name of the project, the marketing agent, the contract, architect and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building.

## **7.4 Designated Park Project Identification Sign**

- One non-illuminated monument sign shall be allowed for the Norwood West PUD.
  - Maximum area of sign: 48 square feet.
  - Maximum height of sign: 12 feet from street or parking lot grade, whichever is less.
  - Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than 10 feet from the public right-of-way and from any driveway. No sign shall be allowed in the public right-of-way.



## 7.5 Individual Business/Building Signs

- One attached identification sign per building and one monument type detached sign per parcel shall be permitted.
  - Attached sign: Vertical height of sign or letters, including logo, shall not exceed two feet and overall size of sign shall not exceed 60 square feet. Each sign and business name shall consist of individual raised letter type. Plastic, can signs are not permitted.
    - If an individual building has more than one tenant/occupant, each occupant are permitted one attached sign not exceeding two feet in height and 30 square feet in area.
    - Each occupant shall be permitted a 2'x 2' (maximum area 4 square feet) directional/identification sign at each of their respective loading dock(s) if located on a side of the building without an identification sign.
  - Detached Monument Sign: One monument sign is allowed per parcel.
    - Maximum Area of Sign: 48 square feet:
    - Maximum Height: 12 feet from street grade or parking lot, whichever is less.
    - Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than 10 feet from the public right-of-way and from any driveway.

## 7.6 Freeway Oriented Signs

- One attached sign shall be allowed per building.
- The maximum area of the sign shall be 30 square feet.
- The sign shall consist of individual raised letter type; plastic signs are permitted.
- The maximum letter height shall not exceed 24 inches (24").
- The sign shall not be lighted.

## Chapter 8- Issuance of Building Permits

No building permit shall be issued for any building or structure until the plans have been reviewed and approved by the Planning Division.

## Chapter 9- Transportation Management Plan

In accordance with the City Transportation Management Plan, all major and minor projects shall comply with the requirements of the TMP to the satisfaction of the City Traffic Engineer and Planning Division, consistent with the requirements of the City's Planning and Development Code prior to issuance of building permits.

# Entitlement History

PROJECT NUMBER	ENTITLEMENTS	DATE/ ACTION BY
P86-108	Rezone 10 acres from Ag to M-1S-LI-PUD; PUD Schematic Plan Amendment to expand by 10 acres @ 53 & 85 Morrison Ave.	05/12/1986 CC Approval
P87-407	Tentative Map to subdivide 23 acres into 3 lots; Rezone 6.9 acres from A to M-1S-LI-PUD [parcels 1-3]; Schematic Plan Amendment to expand 6.9 acres	01/26/1988 CC Approval
P89-078	Tentative Map to subdivide 12.5 acres (5 lots) to 7 lots; Rezone 12.5 acres from Ag to M-1S-LI-PUD; Schematic Plan Amendment to expand 12.5 acres	05/30/1989 CC Approval
P94-017	Tentative Map: 5 parcels; Special Permit for golf driving range [parcels 1-4]	07/14/1994 CPC Approval
P95-003	Lot Line Adjustment (realign 5 parcels into 2 parcels for future golf course & driving range); Street Abandonment of Harris & Opportunity St.	02/23/1995 CPC Approval  Pending CC
P95-077	Special Permit to construct & operate golf course	02/08/1996 CPC Approval
P99-054	Special Permits to construct Sacramento Truck Center (sales, service, and repair of commercial large trucks)	07/22/1999 CPC Approval
P00-031	PUD Guidelines Amendment for Signs	08/10/2000 CPC Approval
P14-053	PUD Guidelines Amendment	12/11/2014 CPC Approval