

District Development Standards and Signage Standards

Main Street District Development Standards				
Allowable Building Heights	Maximum Height	Density	Transition to Single Family Residential	
Commercial/Retail	1 story/30'	Min. 0.40 FAR Max. 1.00 FAR	1 story/20' within 20' of single family residential zoning	
Office	3 stories/45'	Min. 0.40 FAR Max. 1.00 FAR	1 story/20' within 20' of single family residential zoning	
Commercial Mixed-use	4 stories/50'	Residential Min. 20 DU/a Max. 50 DU/a	1 story/20' within 20' of single family residential zoning	
Residential Mixed-use	4 stories/50'	Residential Min. 20 DU/a Max. 50 DU/a	2 stories/24' within 20' of single family residential zoning	
Residential and Live-Work	3 stories/40'	Min. 20 DU/a Max. 30 DU/a	2 stories/24' within 20' of single family residential zoning	
Required Setbacks	Boulevard Frontage		Side Street Frontage	Rear at Residential
Commercial and Mixed-use	Min. 16' from back of curb		Min. 16' from back of curb	Min. 15' minimum from property line
Residential and Live-Work	Min. 10' from property line		Min. 10' from property line	Min. 10' minimum from property line
Parking Requirements	Total Min. Required		On-site Minimum	Off-site/Shared
Commercial Retail	1 per 300 SF		NA	1 per 300 SF
Office	1 per 300 SF		NA	1 per 300 SF
Commercial Mixed-use	Blended requirement		NA	1 per 300 SF for commercial
Residential Mixed-use	Blended requirement		Blended requirement	1 per 300 SF for commercial
Residential Apartments	1.25 per DU		1 per DU	0.25 per DU
Residential Townhouses	2 per DU for 2+ BR 1 per DU for 1BR/S		2 per DU for 2+ BR 1 per DU for 1BR/S	NA
Live-Work	2 per DU		1 per DU	1 per DU
Other Uses	Per County Zoning Standards			

East Fair Oaks Boulevard District Development Standards

Allowable Building Heights	Maximum Height	Density	Transition to Single Family Residential	
Commercial/Retail	1 story/30'	Min. 0.30 FAR Max. 1.00 FAR	1 story/20' within 20' of single family residential zoning	
Service Commercial	1 story/30'	Min. 0.40 FAR Max. 0.50 FAR	1 story/20' within 20' of single family residential zoning	
Office	3 stories/45'	Min. 0.40 FAR Max. 1.00 FAR	1 story/20' within 20' of single family residential zoning	
Commercial Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	1 story/20' within 20' of single family residential zoning	
Residential Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	2 stories/24' within 20' of single family residential zoning	
Residential and Live-Work	3 stories/36'	Min. 20 DU/a Max. 25 DU/a	2 stories/24' within 20' of single family residential zoning	
Required Setbacks	Boulevard Frontage		Side Street Frontage	Rear at Residential
Commercial and Mixed-use	Min. 16' from back of curb		Min. 16' from back of curb	Min. 15' minimum from property line
Residential and Live-Work	Min. 10' from property line		Min. 10' from property line	Min. 10' minimum from property line
Parking Requirements	Total Min. Required	On-site Minimum	Off-site/Shared	
Commercial Retail	1 per 250 SF	1 per 500 SF	1 per 500 SF	
Service Commercial	1 per 400 SF	1 per 800 SF	1 per 800 SF	
Office	1 per 300 SF	1 per 600 SF	1 per 600 SF	
Commercial Mixed-use	Blended requirement	Blended requirement	1 per 500SF for commercial	
Residential Mixed-use	Blended requirement	Blended requirement	1 per 500SF for commercial	
Residential Apartments	1.25 per DU	1 per DU	0.25 per DU	
Residential Townhouses	2 per DU for 2+ BR 1 per DU for 1BR/S	2 per DU for 2+ BR 1 per DU for 1BR/S	NA	
Live-Work	2 per DU	1 per DU	1 per DU	
Other Uses	Per County Zoning Standards			

Manzanita District Development Standards

Allowable Building Heights	Maximum Height	Density	Transition to Single Family Residential	
Commercial/Retail	2 stories/45'	Min. 0.30 FAR Max. 0.40 FAR	1 story/20' within 20' of single family residential zoning	
Office	3 stories/45'	Min. 0.40 FAR Max. 1.00 FAR	1 story/20' within 20' of single family residential zoning	
Commercial Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	1 story/20' within 20' of single family residential zoning	
Residential Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	2 stories/24' within 20' of single family residential zoning	
Residential and Live-Work	3 stories/36'	Residential Min. 20 DU/a Max. 25 DU/a	2 stories/24' within 20' of single family residential zoning	
Required Setbacks	Boulevard Frontage		Side Street Frontage	Rear at Residential
Commercial and Mixed-use	Min. 16' from back of curb		Min. 16' from back of curb	Min. 15' minimum from property line
Residential and Live-Work	Min. 10' from property line		Min. 10' from property line	Min. 10' minimum from property line
Parking Requirements	Total Min. Required		On-site Minimum	Off-site/Shared
Commercial Retail	1 per 250 SF		2 per 500 SF	2 per 500 SF
Office	1 per 300 SF		1 per 600 SF	1 per 600 SF
Commercial Mixed-use	Blended requirement		Blended requirement	1 per 500SF for commercial
Residential Mixed-use	Blended requirement		Blended requirement	1 per 500SF for commercial
Residential Apartments	1.25 per DU		1 per DU	0.25 per DU
Residential Townhouses	2 per DU for 2+ BR 1 per DU for 1BR/S		2 per DU for 2+ BR 1 per DU for 1BR/S	NA
Live-Work	2 per DU		1 per DU	1 per DU
Other Uses	Per County Zoning Standards			

South Gateway District Development Standards

Allowable Building Heights	Maximum Height	Density	Transition to Single Family Residential	
Commercial/Retail	1 story/30'	Min. 0.30 FAR Max. 0.40 FAR	1 story/20' within 20' of single family residential zoning	
Office	3 stories/45'	Min. 0.40 FAR Max. 0.60 FAR	1 story/20' within 20' of single family residential zoning	
Commercial Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	1 story/20' within 20' of single family residential zoning	
Residential Mixed-use	3 stories/45'	Residential Min. 20 DU/a Max. 35 DU/a	2 stories/24' within 20' of single family residential zoning	
Residential and Live-Work	3 stories/36'	Residential Min. 20 DU/a Max. 25 DU/a	2 stories/24' within 20' of single family residential zoning	
Required Setbacks	Boulevard Frontage		Side Street Frontage	Rear at Residential
Commercial and Mixed-use	Min. 16' from back of curb		Min. 16' from back of curb	Min. 15' minimum from property line
Residential and Live-Work	Min. 10' from property line		Min. 10' from property line	Min. 10' minimum from property line
Parking Requirements	Total Min. Required		On-site Minimum	Off-site/Shared
Commercial Retail	1 per 250 SF		2 per 500 SF	2 per 500 SF
Office	1 per 300 SF		1 per 600 SF	1 per 600 SF
Commercial Mixed-use	Blended requirement		Blended requirement	1 per 500SF for commercial
Residential Mixed-use	Blended requirement		Blended requirement	1 per 500SF for commercial
Residential Apartments	1.25 per DU		1 per DU	0.25 per DU
Residential Townhouses	2 per DU for 2+ BR 1 per DU for 1BR/S		2 per DU for 2+ BR 1 per DU for 1BR/S	NA
Live-Work	2 per DU		1 per DU	1 per DU
Other Uses	Per County Zoning Standards			

Fair Oaks Boulevard Signage Standards					
District	Objective	District Signage	Site Signage	Building Signage	Tenant Signage
Main Street	Signage concepts for a mixed-use storefront district	Carmichael gateway sign, streetlight banners (1)	NA	AREA: 1 SF per 5 LF of building, appear on one side	One window sign 4 SF max. One blade sign 4 SF max.
East Fair Oaks Boulevard	Signage concepts for multi-tenant commercial buildings and storefronts	District entry signs, streetlight banners, wayfinding signage (1)	NA	AREA: 1 SF per 1 LF of storefront HEIGHT: -36" for major tenants (3) -18" for minor tenants	Blades signs 6 SF max. Window signs 4 SF max. (2)
Manzanita	Signage concepts for single and multi-tenant commercial buildings	District banners and directional signage (1)	MULTI-TENANT Monument signs allowed (2) (3) SINGLE TENANT BUILDINGS Monument signs allowed (2) (3)	MULTI-TENANT AREA: 1 SF per 1 LF of storefront HEIGHT: -36" for major tenants (3) -18" for minor tenants SINGLE TENANT BUILDINGS AREA: 1 SF per 1 LF of storefront HEIGHT: -36" max. -24" max. for buildings under 3,500 SF	MULTI-TENANT Blades signs 6 SF max. Window signs 4 SF max. (2) SINGLE TENANT BUILDINGS (2)
South Gateway	Signage concepts that support variety of uses and tenants	Public art monuments, entry drive signs, banners (1)	NA	Pads/Buildings over 3,000 SF AREA: 30 SF HEIGHT: 36" max. Pads/Buildings under 3,000 SF AREA: 16 SF HEIGHT: 24" max.	Anchors/Tenants over 20,000 SF (3) AREA: 48 SF HEIGHT: 48" Shops over 6,000 SF AREA: 30 SF HEIGHT: 36" Shops under 6,000 SF

Fair Oaks Boulevard Signage Standards

District	Objective	District Signage	Site Signage	Building Signage	Tenant Signage
					AREA: 30" HEIGHT: 24 SF Shops under 3,000 SF AREA: 24" HEIGHT: 16 SF

Notes:

- (1) Coordinated with Sacramento County
- (2) Signage counts against cumulative allowable building signage area
- (3) Reviewed on case by case basis