

**LAND USE MENU**  
Land Use Types

**RESIDENTIAL BUILDING TYPES**

Code	Building Type	Min	Max	Notes
1	Single Residential	2	1	Single detached residential with single car garage (2) with per lot.
2	Single Detached	1	4	Single detached residential with single car garage (2) with per lot.
3	Medium-Low Density Attached Residential	2	8	Attached single family lots of 500-1000 sqft. Allow construction of 2-3 units per lot. Single car garage or no garage allowed.
4	Small Lot Single Family Residential	2	12	Small lot subdivisions, lots 300-500 sqft. Allow construction of 2-3 units per lot. Single car garage or no garage allowed.
500	Townhouse (Detached)	1	10	Units located in detached or attached residential projects of 10 or more units. Units must be attached to each other or to a central parking area in the project.
501	Townhouse (Attached)	1	10	Units located in detached or attached residential projects of 10 or more units. Units must be attached to each other or to a central parking area in the project.
502	Low-Rise Apartment (Detached)	2	24	2-4 story attached units with associated parking (e.g., townhomes).
503	Mid-Rise Apartment (Attached)	2	30	4 story residential development, townhomes attached to building, some parking on street.
504	High-Rise Apartment (Attached)	6	30	6 story residential with associated parking. Building must be attached to parking structure.
505	Office Building (Attached)	10	100	10 story office development. Building must include ground level retail space.

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**Stickers**

**LAND USE CHIP SET**

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**PLACE<sup>3</sup>S Indicators**

- Land Use
- Transportation (4Ds through Fehr and Peers)
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Vehicle, transit and walk/bike trips
- Economic

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**PARCEL STATISTICS**

Development Type:	5(R), TOWNHOUSE (RENTAL)
Development Type Pct:	100%
Land Area:	9,969 SQ FT
Building Total Floor Area:	4,119 SQ FT
Building Footprint:	1,373 SQ FT
Yearly Income:	\$59,317
Yearly Operating Costs:	\$17,301
Building Construction Costs:	\$389,266
Parking Construction Costs:	\$34,327
Total Construction Costs:	\$483,404
Yearly Net Operating Income:	\$42,016
Land Value:	\$59,811
Calculated ROI:	9%
Weighted ROI:	0%

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**Final Guidelines**

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Tell us whether you liked the ride
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - This is NOT a substitute to County planning process (including involvement, hearings, etc.)

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**Final Guidelines (cont.)**

- Give us your opinions ... but respect the opinions of others
- SACOG staff will guide discussion, run computers ... not technical specialists
- Technical resources available in room
- Have fun!

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